

File # 26030

KEY LARGO FISHERIES

**Amendment to a Minor
Conditional Use**

**Additional Information added to File
26030**

June 16, 2006

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

VIA FACSIMILE AND MAIL

Mr. Ty Symroski
Director Growth Management
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, Florida 33050

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Subject: Key Largo Fisheries – Minor
Conditional Use Application

Dear Ty:

On behalf of our client, Hill Family Investments, Inc., and in response to our meeting yesterday, this letter is a direction to the County Planning Department that the previously submitted Amendment to Major Conditional Use for Key Largo Fisheries shall be deemed to be a Minor Conditional Use Application. As was discussed at the meeting and as you have determined, this commercial fishing marina, under Section 9.5-2 of the Code, the "deemer clause", has the "as of right" to expand the number of slips at the site, subject to the requirements of the CFSD-5 zoning district standards.

Please consider and label the application and appendices as a Minor Conditional Use. We will forward an authorization from our client that authorizes The Craig Company to act on its behalf in connection with a Minor Conditional Use, but all other materials are sufficient for the Minor Conditional Use as previously submitted.

Very truly yours,



Donald L. Craig, AICP

cc: Aref Joulani, Planning Director
Heather Beckman, Planner
Julianne Thomas, Planner
Hill Family Investments, Inc.
James Mattson, Esq.

End of Additional Information
File # 26030

KEY LARGO FISHERIES

APPLICATION FOR
AMENDMENT TO MAJOR CONDITIONAL USE

Prepared by
The Craig Company
March 2006

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• Field survey of Key Largo Fisheries property prepared by P.G. Battle, P.S.M., Job Number 0302-18, dated 3/24/03	
• Field survey of Off-Site Parking prepared by Hal Thomas, Florida R.L.S., dated 5-4-87	
• Site Plan prepared by William P. Horn Architect, P.A., last revised 11-22-05	
• Stormwater Management Plan by Carter & Burgess, dated 02/28/06	
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MONROE COUNTY PLANNING DEPARTMENT APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use \$6,020.00 Minor Conditional Use \$4,570.00

Please note: These fees also apply to any Amendments to a Conditional Use

\$50.00 Fire Marshal Fee

\$245.00 for each newspaper advertisement x 3

\$3.00 for each property owner noticed

\$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE **DEEMED COMPLETE AND IN COMPLIANCE** WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF **PRIOR** TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

1) Applicant Name: Hill Family Investments, Inc.

Mailing Address: P.O. Box 273, Key Largo, Florida 33037

Phone Number: (Home) _____ (Work) (305)451-3782 (Fax) (305)451-3215

2) Agent Name/Title: Donald L. Craig, Barbara Mitchell and Tom Williams, The Craig Company

Mailing Address: P.O. Box 970, Key West, Florida 33041

Phone Number: (Home) _____ (Work) (305)294-1515 (Fax) (305)292-1525

3) Property Owner(s): Hill Family Investments, Inc.

Mailing Address: P.O. Box 273, Key Largo, Florida 33037

Phone Number: (Home) _____ (Work) (305)451-3782 (Fax) (305)451-3215

4) Legal Description of Property:

Street Address: 1313 Ocean Bay Drive

Lot: 1, 2, 3, 4, 5 Block: 9 Subdivision: Key Largo Beach Addition
and part of Lake Largo

If in metes and bounds, attach legal description on separate sheet. Refer to attached legal description.

Key: Key Largo MM: 99.5

Key Largo Fisheries Property:

Real Estate (RE) Number(s): 00502890-000000, 00502900-000000, 00502830-000100, 00502870-000000

Off-Site Parking Parcel: Lots 3, 4 & 5, Block 1 of the "amended & extended Plat of Key Largo Ocean Shores".
Real Estate Numbers: 00497620-000000, 00497630-000000, 00497640-000000

5) Land Use District(s): Commercial Fishing Special District 5 (CFSD 5)

6) Present use of the property: Marina with commercial fishing, including floating and fixed dock with a total of 24 dock slips, industrial buildings, storage area, parking, office and retail space

7) Proposed use of the property: Same as above, with floating dock to be extended for 11 boat slips and 70 parking spaces to serve the project (36 parking spaces included on the Key Largo Fisheries site and 34 parking spaces provided in an off-site parking area.) Since Key Largo Fisheries is a working commercial marina, there is a seasonal need for trap storage. The applicant respectfully requests the Planning Commission grant a waiver to the required 25 foot front yard setback to permit a 10 foot setback for that portion of the property currently used for storage and located to the east of the main parking area on the marina parcel along Ocean Way.

8) Gross floor area in square feet (Non-residential uses): Existing buildings to remain unchanged:
commercial fishing industrial buildings -12,566 s.f.; office space - 926 s.f.; commercial retail - 690 s.f.

9) Number of residential units to be built: NA

10) Number of affordable or employee housing units to be built: NA

11) Number of hotel-motel, recreational vehicle, institutional residential or campground

units to be built per type: NA

12) Has an application been submitted for this site within the past two years? No

13) If yes, name of the applicant and date of application: _____

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Barbara Mitchell
Signature of Applicant or Agent

March 2, 2006
Date

Sworn before me this 2nd day of March, 2006 A.D.

Jodell Roberts
Notary Public

My Commission Expires January 31, 2008
Jodell Roberts
MY COMMISSION # DD271574 EXPIRES
January 31, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

ATTACHMENT A

The following is a list of required documents for conditional use approval. To determine whether an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.

- ☒ PROOF OF OWNERSHIP: deed, lease or pending sale contract.
- ☒ LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project
- ☒ PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- ☒ SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.
- ☐ N/A VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.
- ☐ N/A ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).
- ☒ SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project
INCLUDING BUT NOT LIMITED TO:
 - ☐ Property lines and mean high-water shoreline and outside dimensions of the entire parcel;
 - ☐ All areas and dimensions of existing and proposed structures;
 - ☐ Adjacent roadways and uses of adjacent property;
 - ☐ Setbacks as required by the Land Development Regulations;
 - ☐ Parking (including handicap parking) and loading zone locations and dimensions;
 - ☐ Calculations for open space ratios, floor area ratios, density and parking;
 - ☐ Outdoor lighting location, type, power and height;
 - ☐ Extent and area of wetlands, open space areas and landscape areas;
 - ☐ Location of solid waste separation, storage and removal;
 - ☐ Type of ground cover such as asphalt, grass, pea rock;
 - ☐ Sewage treatment facilities;
 - ☐ Existing and proposed fire hydrants or fire wells;
 - ☐ Location of bike racks (if required);
 - ☐ Flood zones pursuant to the Flood Insurance Rate Map (FIRM);
 - ☐ Adjacent Land Use Districts.
- ☐ N/A FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;

- ☒ LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. **INCLUDING BUT NOT LIMITED TO:**
- Building footprints, driveways, parking areas and other structures;
 - Open space preservation areas;
 - Size and type of buffer yards including the species, size and number of plants;
 - Parking lot landscaping including the species, size and number of plants;
 - Existing natural features;
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
 - Transplantation plan (if required).
- ☒ CONCEPTUAL DRAINAGE PLAN with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.
- ☐ ELEVATION DRAWINGS of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finished grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.
- ☒ TRAFFIC STUDY prepared by a licensed traffic engineer.
- ☒ CONSTRUCTION MANAGEMENT PLAN (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hay bales, flagging, etc.).
- ☒ CONSTRUCTION PHASING PLAN.
- ☒ TYPED NAME AND ADDRESS **MAILING LABELS** of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

All Applications require sixteen (16) copies of all blueprints.

LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

These may include:

- ☒ Florida Keys Aqueduct Authority (FKAA)
- ☒ Florida Department of Health and Rehabilitative Services (HRS)
- ☒ Florida Keys Electric Cooperative (FKEC) / City Electric System (CES)
- ☒ Monroe County Fire Marshall
- ☒ South Florida Water Management District (SFWMD)
- ☒ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☒ U.S. Army Corps of Engineers (ACOE)
- ☒ U.S. Fish and Wildlife Service (USFW)
- ☒ Monroe County Recycling Department
- ☒ Florida Department of Transportation (FDOT)

Key Largo Fisheries Site

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 9, KEY LARGO BEACH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 22 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH RIPARIAN RIGHTS

AND:

A PART OF LAKE LARGO, ACCORDING TO THE LAKE LARGO BEACH AND KEY LARGO BEACH ADDITION, ACCORDING TO THE PLATS THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 149 AND PLAT BOOK 4 AT PAGE 22, RESPECTIVELY, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 206 FEET SOUTH OF THE CENTERLINE OF SEAGATE BOULEVARD, ACCORDING TO SAID PLAT OF KEY LARGO BEACH AND 35 FEET EAST OF THE SECTION LINE COMMON TO SECTIONS 32 AND 33, TOWNSHIP 61 SOUTH, RANGE 39 EAST, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF OCEAN BAY DRIVE; THENCE PROCEED SOUTH ALONG SAID RIGHT OF WAY LINE, 444.50 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE LARGO AT THE NORTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID PLAT OF KEY LARGO ADDITION; THENCE MEANDER SAID RIGHT OF WAY LINE OF OCEAN BAY DRIVE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF SAID LOT 1, TO A POINT WHICH IS 60 FEET EAST OF THE SAID EASTERLY SHORELINE OF LAKE LARGO; THENCE PROCEED NORTH AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE, 454 FEET, MORE OR LESS TO THE SOUTHERLY SIDE OF A 70 FOOT EASEMENT ADJACENT AND CONTIGUOUS TO THE SOUTH SIDE OF LOT 1, BLOCK 5 OF SAID PLAT OF KEY LARGO BEACH; THENCE PROCEED WEST ALONG THE SOUTHERLY SIDE OF SAID EASEMENT, 60 FEET TO THE POINT OF BEGINNING.
AND TOGETHER WITH ANY PORTIONS OF TRACT 'A', EITHER CONTAINED IN THE ABOVE DESCRIBED PROPERTY, OR ANY PORTIONS OF TRACT 'A' LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE RIGHT OF WAY LINE OF OCEAN BAY DRIVE.

Off-Site Parking Site

LEGAL DESCRIPTION

*Lots 3, 4 & 5, Block 1 of the "amended
& extended Plat of KEY LARGO OCEAN SHORES",
according to the Plat thereof as recorded in
Plat Book 4 at Page 18 of the public
records of Monroe County, Florida.*

Project Overview

The applicant, Hill Family Investments, Inc., is requesting approval of a modification of its existing major conditional use in order to add eleven (11) dock slips and provide parking spaces for the property known as Key Largo Fisheries.

The site is located on Ocean Bay Drive and Ocean Way, with Lake Largo to the north of the marina land site and east of the existing floating dock and slips in Key Largo. The property is zoned Commercial Fishing Special District 5 (CFSD 5).

The Key Largo Fisheries site has been a marina since 1972 and, therefore, pursuant to Section 9.5.2 of the Monroe County Land Development Regulations, is deemed to have an existing conditional use permit.

The marina is currently comprised of 24 dock slips at one floating dock and one fixed dock. In addition to providing dock space for a commercial fishing fleet, the upland activities include area for fish processing, storage and retail. The marina enlarges the commercial working waterfront and serves the commercial fishing industry.

By amendment of the marina's conditional use, proposed modifications include extending the existing floating dock and adding 11 boat slips thereto for a total of 35 slips at the site. Up to 3 of the slips will accommodate charter boats. Additionally, 70 parking spaces are proposed. The remainder of the site, including three (3) existing attached buildings, with commercial, office and retail space; storage space; fixed dock with slips; loading space; loading docks near the buildings; and underground tanks, as shown on the Survey and on the Site Plan (Appendix G), will not change.

As shown on the attached Site Plan, we have accommodated all required parking and will enter into a Parking Agreement as required by the Land Development Regulations. Refer to the proposed Parking Agreement attached as Appendix I hereto.

All requirements of the Land Development Regulations have been met. Refer to the Site Plan attached hereto.

This Amendment to Major Conditional Use is submitted to accomplish the extension of the existing floating dock and addition of 11 boat slips at Key Largo Fisheries, which is an "as of right" use in the CFSD 5 district. The requirement of 11 parking spaces at the site for the 11 added boat slips has been met. In addition, although not required in the County's Letter of Understanding (refer to Appendix D hereto), parking spaces have been provided for entire site uses pursuant to the direction of County staff.

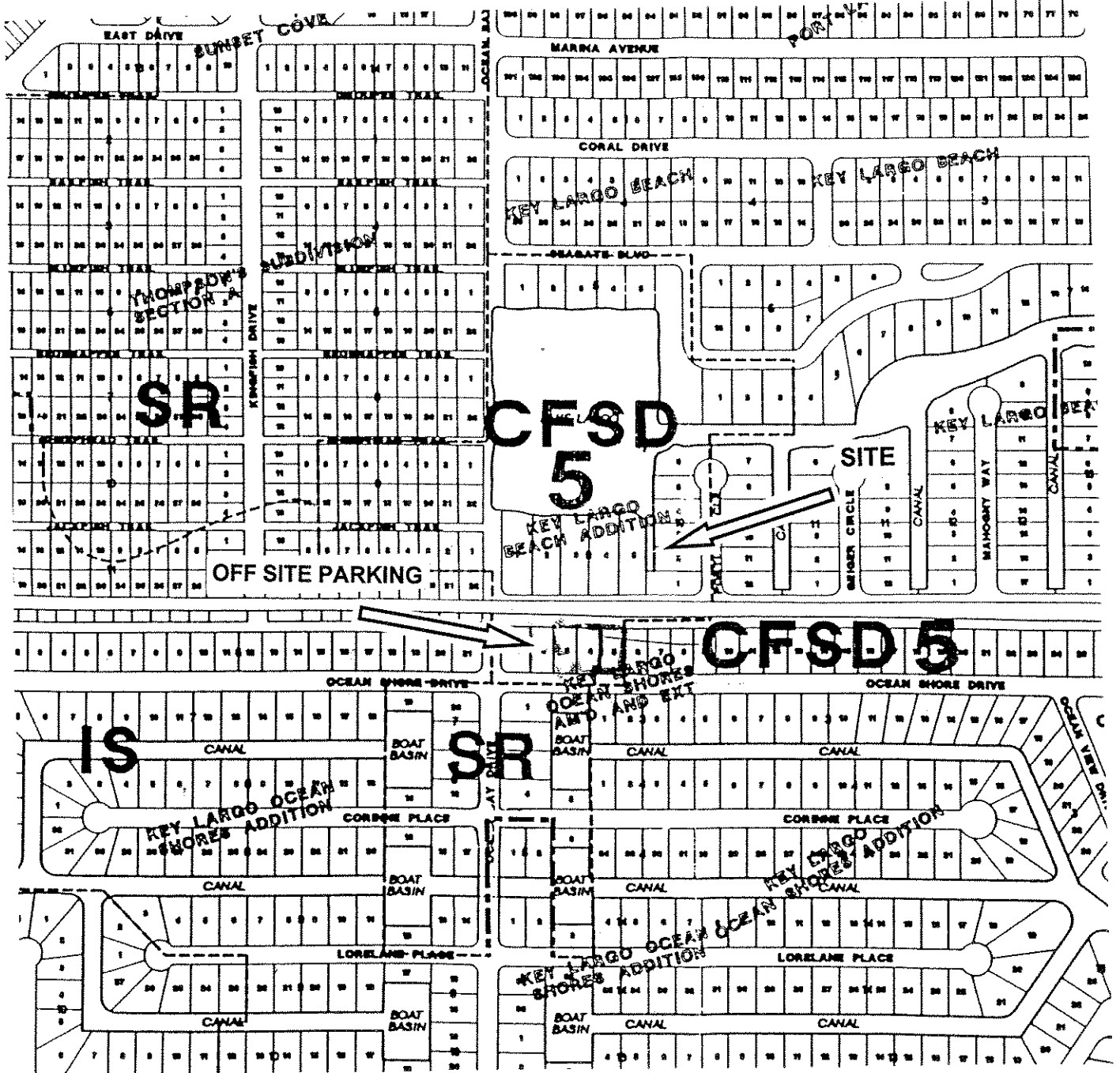
Since Key Largo Fisheries is a working commercial marina, there is a seasonal need for trap storage. We respectfully request the Planning Commission grant a waiver to the required 25 foot front yard setback to permit a 10 foot setback for that portion of the property currently used for storage and located to the east of the main parking area on the marina parcel along Ocean Way.

Key Largo Fisheries - Amendment to a Major Conditional Use
The Craig Company
March 2006

Approvals Required & Received

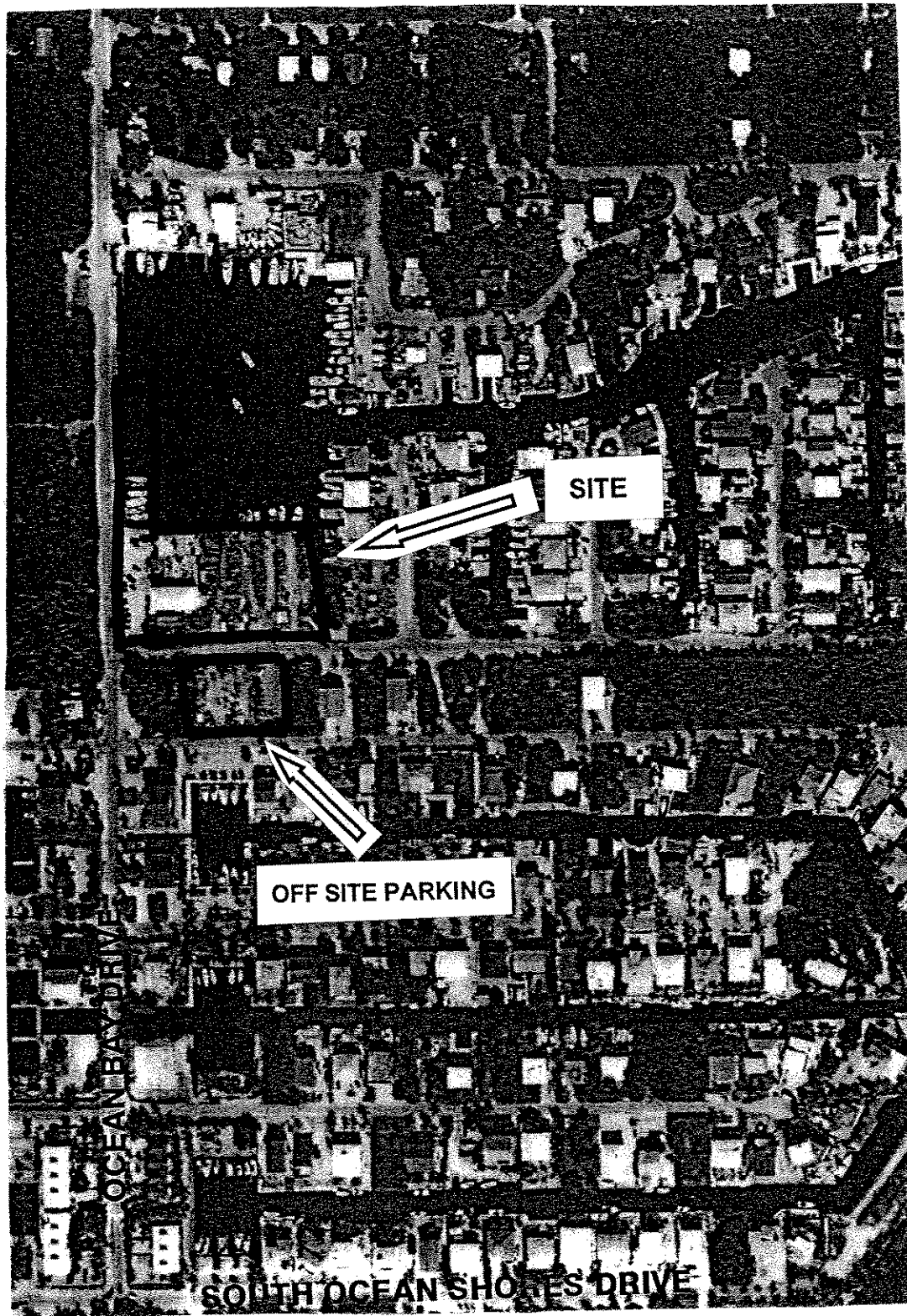
The first approval required will be the Amendment to Major Conditional Use approval issued by the Planning Commission based upon recommendation from the Development Review Committee and the information contained in this application. Following approval of this Amendment to Major Conditional Use by the Planning Commission, the applicant will apply for building permits to extend the dock and provide the 11 new boat slips and to provide parking on the site and at the off-site location. The applicant has received an Army Corps of Engineers permit and is in the process of extending an existing Department of Environmental Protection Permit (refer to Appendix J hereto).

Zoning Map



Key Largo Fisheries - Amendment to a Major Conditional Use
 The Craig Company
 March 2006

Aerial Photo

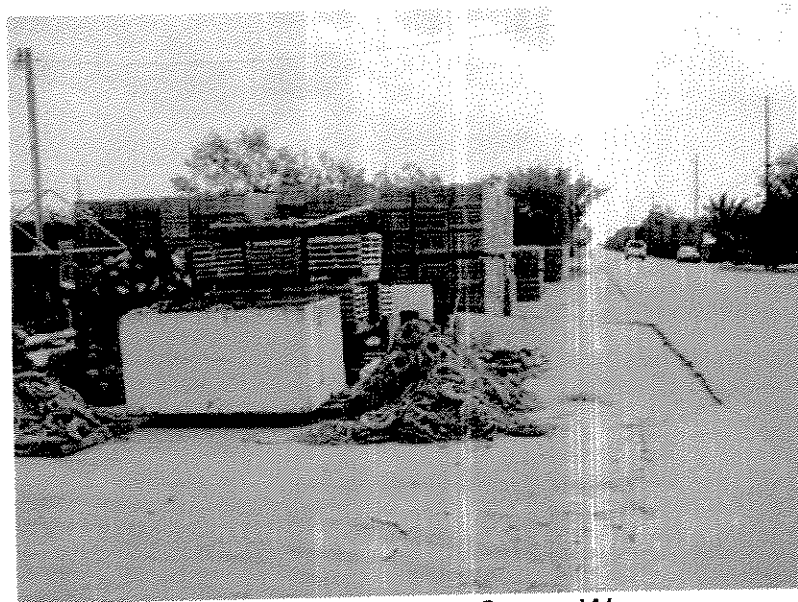


Key Largo Fisheries - Amendment to a Major Conditional Use
The Craig Company
March 2006

Site Photos – Key Largo Fisheries

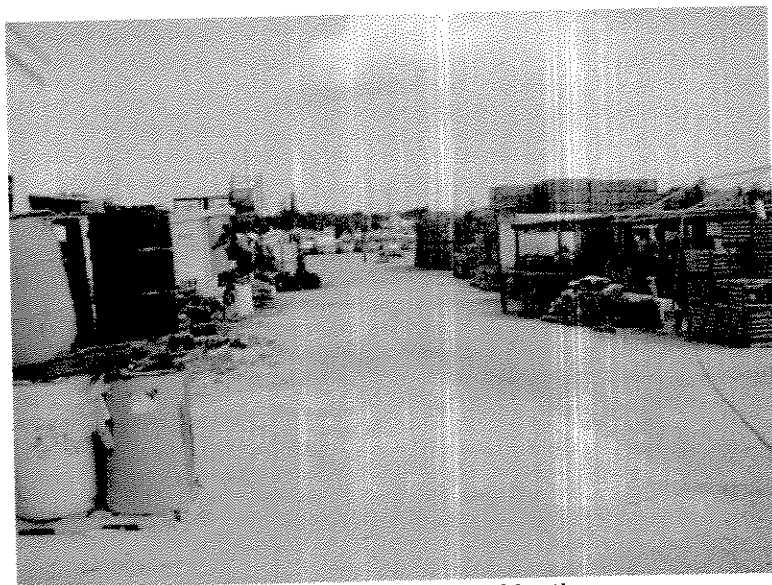


West Side of Site – Ocean Bay Drive

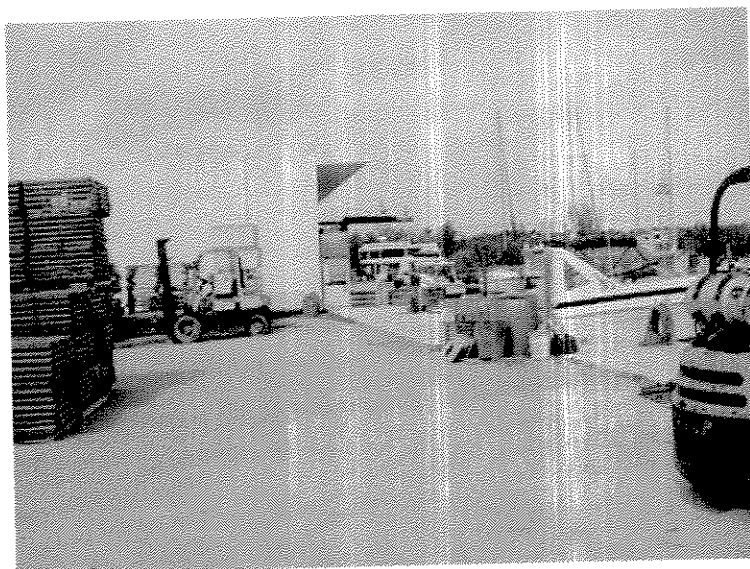


South Side of Site – Ocean Way

Site Photos – Key Largo Fisheries



Site Interior Facing North

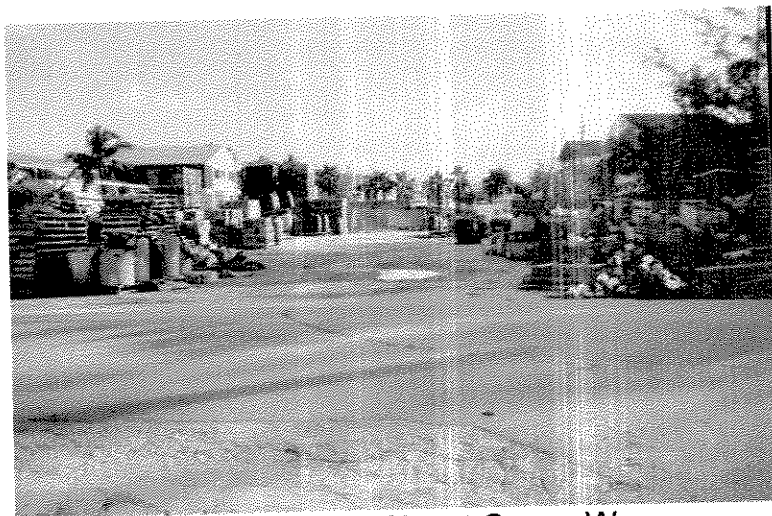


Northern Site at Lake Largo

Site Photos – Off-Site Parking



Eastern Part of Site at Ocean Way



Western Part of Site at Ocean Way

Request & Background Information

REQUEST:

1. Applicant:

Hill Family Investments, Inc.

2. Agent:

The Craig Company

3. Proposed Use and Size:

The applicant proposes to modify the site's existing Major Conditional Use by adding 11 new boat slips to and extending an existing floating dock and to provide 70 parking spaces. The existing buildings on the site remain unchanged. The addition of the boat slips is "as of right" in the CFSD 5 district. A setback waiver for a portion of the property along Ocean Way is requested to permit a 10 foot setback.

4. Location:

Key Largo Fisheries is located on Lake Largo in Key Largo at mile marker 99.5, south of US Highway 1 on the east side of Ocean Bay Drive between Seagate Boulevard and Ocean Bay Drive. The address is 1313 Ocean Bay Drive. The Real Estate Numbers for the property are 00502870-000000, 00502890-0000000, 00502900-000000, and 00502830-000100. The site is legally described as Lots 1, 2, 3, 4, and 5 in Block 9, Key Largo Beach Addition, Plat Book 4, Page 22, Monroe County, Florida, and a part of Lake Largo, as more particularly described on the Survey attached as part of Appendix G hereto.

5. Plans Provided:

Plan	By	Date
Survey – Key Largo Fisheries	P.G. Battle, P.S.M.	3/24/03
Survey – Off-Site Parking	Hal Thomas	5/4/87
Site Plan	Wm. P. Horn Architect, P.A.	11/22/05
Stormwater Management Plan	Carter & Burgess	02/28/06

BACKGROUND INFORMATION

1. Land Use District (Site and Off-Site Parking)

Commercial Fishing Special District (CFSD 5)

2. Future Land Use Designation (Site and Off-Site Parking)

Mixed Use Commercial Fishing (MCF)

3. Upland Area of Site and of Off-Site Parking:

Key Largo Fisheries

71,259 square feet or approximately 1.64 acres

Off-Site Parking

20,700 square feet or approximately .48 acres

4. Existing Vegetation

Key Largo Fisheries

Scarified with one Mahogany tree, one coconut and several Areca palm trees.

Off Site Parking

Scarified

5. Community Character of the Immediate Vicinity:

Commercial fishing trap lots to the east with housing development beyond; Lake Largo to the north with two (2) marinas and commercial business, including restaurant and dive shop at the north end of the lake; undeveloped to the south and west.

Consistency Statements

Standards Applicable to All Conditional Uses:

The project is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. These regulations require all conditional uses to be consistent with Sections 9.5-65 and 9.5-68. The following narrative demonstrates compliance with those aspects of the code as required.

Section 9.5-65(a)

"The conditional use is consistent with the purposes, goals, objective and standards of the plan and this chapter."

1. Compliance with Chapter 9.5, Monroe County Land Development Regulations:

a. Purpose of the Commercial Fishing Special (CFS) Land Use District, Sections 9.5-201 and 218

Section 9.5-201 of the Monroe County Code states that "All development within each land use district shall be consistent with the purposes stated for that land use district."

Section 9.5-218 states that the purpose of the Commercial Fishing Special District is "to establish areas where various aspects of commercial fishing have been traditionally carried out while prohibiting the establishment of additional commercial fishing uses which are inconsistent with the natural environment, immediate vicinity or community character of the area. "

Applicant's Response: The proposed amendment which extends the existing floating dock and adds 11 slips supports the existing use of the property and is in compliance with this section.

b. Permitted Uses, Section 9.5-247(e)(1)f.; Section 9.5-4 (A-2); and Section 9.5-247(e)(3)f., and g..

9.5-247(e) CFSD 5 (Located on Key Largo): (1) As of right:...(f) Accessory uses;

9.5-4(A-2) Accessory uses or accessory structure means use or structure that is subordinate to and serves a principal use or structure; is subordinate in area, extent, and purpose to the convenience or necessity of occupants of the principal use or structure served; and is located on the same lot...

Uses permitted as a major conditional uses in CFSD 5

9.5-247(e)(3)f. If marina slips are leased on any basis longer than month-to-

month, marinas in [CFSD 5] shall lease at least twenty (20) percent of their docking slips on a month-to-month basis and commercial fishing boats shall be given priority for those slips.

g. Each marina owner or operator ... shall maintain a waiting list for commercial fishing boats and give them first priority at the end of each one-month leasing period.

Applicant's Response: The proposed extension of the existing floating dock and the addition of 11 slips to the site is an as of right accessory use to the principal use of the site as a marina with commercial fishing and fish house.

The 11 marina slips will be rented on a daily, weekly or monthly basis. At least 20% of the slips shall be leased monthly. At the end of each one-month leasing period of a slip, commercial fishing boats shall be given first priority to lease the slip.

The proposed development is consistent with Section 9.5-247(e)(1)f.; Section 9.5-4 (A-2); and Section 9.5-247(e)(3)f., and g.

c. Density/Intensity, Section 9.5-269

The maximum nonresidential land use density in the Commercial Fishing Special District for commercial fishing use is 40%.

Applicant's Response: This amendment seeks to modify the existing Major Conditional Use by extending an existing floating dock which adds 11 boat slips and to provide 70 parking spaces. Floor areas of buildings remain unchanged and are indicated on the site plan. The following summarizes the site utility.

Existing Development	F.A.R.	Gross Area	Total Allowable	Existing	% of Site Utility
Commercial Fishing	.40	71,259 s.f.	28,504 s.f.	12,566 s.f.	44.1%
Retail Use (Medium Intensity)	.25	71,259 s.f.	17,815 s.f.	680 s.f.	3.8%
Office Use (Medium Intensity)	.25	71,259 s.f.	17,815 s.f.	916 s.f.	5.2%

Total Site Utility: 53.1%

d. Open Space and Environmental Criteria, Section 9.5-269 & 9.5-343

The purpose of this section is to provide for open space to ensure the continued existence of natural wildlife habitat and to provide open green areas for the movement, aesthetics, and safety of the human population utilizing the development. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the open space ratios listed for each habitat.

Applicant's Response: There is no native vegetation on the site with the exception of one mahogany tree that will remain on Ocean Way. The site is scarified. The land use district minimum open space ratio for the site is 0.20 or 14,252 sq. ft. The Site Plan indicates proposed open space of 20.1% for the site (14,323 sq. ft.) The minimum open space ratio for the off-site parking is 0.20 or 4,140 sq. ft. The Site Plan indicates proposed open space of 50.03% for the off-site parking (10,356). The proposed development is consistent with Sections 9.5-269 and 9.5-343.

- e. Minimum Yards and Shoreline Setback, Section 9.5-281 and 9.5-349(b)(1) and (m), and Nonconforming Structures and Nonconforming accessory uses and accessory structure, Sections 9.5-144(a) and 9.5-145

9.5-281 The minimum yard requirements for commercial uses in the Commercial Fishing District (other) are as follows: a front yard setback of 25 feet, a rear yard setback of 20 feet, and side yard setbacks such that one side yard must be 10 feet and the combined total of both side yards is 15 feet.

9.5-349(b)(1) Along lawfully altered shorelines...principal structures shall be set back at least 20 feet as measured from the mean high water (MHW) line, ...

(m) Docking Facilities shall be permitted...

Section 9.5-144(a) Authority to Continue: A nonconforming structure devoted to a use permitted in the land use district in which it is located may be continued in accordance with this section

Applicant's Response: The Site Plan provides for a 25' front yard setback from Ocean Way, a 20' shoreline setback from the landward edge of the dock along the eastern and northern sides of the property on Lake Largo and a 5' side yard setback from Ocean Bay Drive for the site.

The off-site parking area, as shown on the Site Plan, includes a 25' front yard setback from Ocean Way, a 25 foot rear yard setback from Ocean Shore Drive, a 10' side yard setback on the eastern side, and a 5' side yard setback on the western side.

As shown on the Site Plan attached hereto, the site contains an existing one-story structure and accessory tank base and freezer trailer within the 20 foot shoreline setback along Lake Largo on the north; an existing accessory open shed within the 20' shoreline setback on the eastern side of the site; and an existing open shed within the front yard setback on Ocean Way. The nonconforming structure and accessory structures and uses will remain on the property and continue their current use to support the commercial fishing and fish house use at the marina allowed within the Commercial Fishing Special District.

In order to provide seasonal storage for traps, the applicant requests a waiver to the required 25 foot front yard setback to permit a 10 foot setback for that portion of the property currently used for storage and located to the east of the main parking lot for the marina parcel along Ocean Way.

There is a new concrete walkway to the docks on the northern side of the property located within the 20' shoreline setback as shown on the Site Plan that will serve the adjacent handicapped parking spaces. This concrete walkway is required pursuant to direction from the County Biologist in her letter clarifying the Letter of Understanding attached as part of Appendix D hereto, which states "Although no parking spaces are permitted in the shoreline setback, an impervious surface will be required in the shoreline setback connecting the paved handicapped spaces to the use (dock)."

There is an existing floating dock on the site on the western side of Lake Largo, which is proposed to be extended to include 11 new boat slips. All required permits from the Florida Department of Environmental Protection (DEP) and Army Corps of Engineers (ACOE) will be obtained prior to issuance of a County permit. There are a current DEP Environmental Resources Permit No. 44-0105726-002 and 002 and a current ACOE Permit Number 199901720 (LP-PK), which is in the process of being renewed. The DEP and ACOE permits are attached as Appendix J hereto.

The proposed development is consistent with Sections 9.5-281 and 9.5-349(b)(1) and (m), and Sections 9.5-144(a) and 9.5-145.

f. Height, Section 9.5-283

No structure or building shall be developed that exceeds a maximum height of thirty-five feet.

Applicant's Response: Not applicable, as existing buildings will remain on the site and no new buildings are planned for construction.

g. Scenic Corridors and Bufferyards, Section 9.5-375-381

Section 9.5-376(b). All other development of land, which fronts on U.S. 1, 905 or 904, shall provide a major street buffer in accordance with Section 9.5-378.

Pursuant to Section 9.5-377 the following bufferyards are required. A Class H district boundary bufferyard at least 10 feet wide along a portion of the site on Ocean Way, on the western side of the site on Ocean Bay Drive, on the eastern side of the off-site parking area and on the southern side of the off-site parking area.

Applicant's Response: Section 9.5-376(b) is not applicable as the site and the off-

site parking area do not front on US. 1, 905 or 904.

As shown on the Site Plan, 10 foot wide Class H district boundary (IS and CFSD Districts) bufferyards are provided on the southeast of the site along of Ocean Way, on the eastern side of the off-site parking area and on the southern side of the off-site parking area. Although a minimum 10 foot Class H district boundary (SR and CFSD) bufferyard is required along a portion of the eastern side of the site to the north, this part of the site is water (not upland) and, therefore, no bufferyard can be provided. Required number of canopy trees, understory trees and shrubs for each bufferyard are indicated on the Site Plan. There are an existing Mahogany tree, a coconut palm and several Areca palms at the southeast corner of the site along Ocean Way.

Pursuant to item 6 of the Letter of Understanding (Appendix D hereto), the applicant is responsible for installing half of a Class H buffer which "required (5) foot wide buffer begins at the southwest corner of the property (Ocean Way and Ocean Way Drive) and runs north along the western property line (Ocean Bay Drive) for approximately 50 feet." To comply with this requirement, a 5 foot wide bufferyard has been provided for approximately 90 feet along Ocean Bay Drive with canopy trees, understory trees and shrubs as shown on the Site Plan.

The proposed development is consistent with Section 9.5-375-381.

h. Parking and Loading Standards, Sections 9.5-351-354

The parking requirements for marinas and commercial fishing facilities use are 1.0 space per berth and one space per four (4) dry storage racks; for charter /guide boats less than six (6) use is 2 spaces per berth; for industrial uses 2 spaces 1,000 square feet of gross floor area; for commercial retail use 3.5 spaces per 1,000 square feet of gross floor area; and for offices use 3.0 spaces per 1,000 square feet of gross floor area.

Handicapped Parking Requirements: The number and design of handicapped parking spaces shall be in accordance with the provisions of chapter 6, which incorporates by reference the provisions of the Florida Accessibility Code for Building Construction.

Off-site parking requirements include the location of off-site parking within 300 feet walking distance...and a parking agreement.

Applicant's Response: The number of parking spaces required for the site were determined per direction of County staff who required spaces to be provided for the industrial, office and retail use of the site in addition to marina and commercial fishing parking requirements. Industrial use of 12,566 square feet requires 26 spaces; 926 square feet of office use requires 3 parking spaces; and 680 square feet of commercial retail floor area requires 3 parking spaces. With

the addition of 11 new boat slips to the existing 24 slips for a total of 35 slips, one parking space is required for each of the 32 slips and 2 parking spaces are required for each of 3 slips for charter boat use (than 6 passengers capacity) for a total of 38 parking spaces. Seventy (70) total parking spaces are required for the site and are provided as shown on the Site Plan. The parking area on site will be gravel, except for handicapped parking spaces and accessible routes which will be concrete.

Three (3) of the 70 parking spaces are handicapped parking spaces. The handicapped spaces will conform to the provisions of the Florida Accessibility Code for Building Construction.

Thirty-four (34) of the seventy (70) parking spaces will be provided by a gravel off-site parking area located within 300 feet of, and across Ocean Way from, the Key Largo Fisheries site, as shown on the Site Plan. The off-site parking area is in the same zoning district as the site, CFSD-5. A Parking Agreement is attached as Appendix I hereto.

An existing loading area of approximately 27 feet wide and 55 feet long is shown on the Site Plan.

The proposed development is consistent with Sections 9.5-351-354.

i. Parking Lot Landscaping, Section 9.5-361

Parking lot landscaping is not required for the Commercial Fishing Special District.

Applicant's Response: Parking lot landscaping is not required for the Commercial Fishing Special District and is not provided.

j. Surface Water Management, Section 9.5-293

Applicant's Response: A Storm Water Management Plan, designed by a registered Florida engineer, has been provided with this application. The level of review is the Monroe County Engineer. The project is consistent with Section 9.5-293.

k. Wastewater Treatment Criteria, Section 9.5-294

Applicant's Response: Wastewater treatment for Key Largo Fisheries is accomplished by existing septic tanks. Pumpout facilities for boats are available at locations along the Lake Largo basin.

l. Flood Plain Management Criteria, Section 9.5-317

No building permit for proposed construction within an area of special flood hazard shall be granted unless the proposed construction is in compliance with the standards set forth in this division

Applicant's Response: The property is located in flood zone "AE" with an elevation of eight (8) feet. The proposed development of this nonresidential site does not include construction of structures on upland. On-site and off-site parking areas will conform to required flood plan management criteria of Section 9.5-317 that apply. The project is consistent with this section of the Code.

m. Environmental Performance Standards, Section 9.5-335

Applicant's Response: The site is scarified and there are no significant natural areas. Therefore, this section of the code is not applicable.

n. Transplantation Plan, Section 9.5-344

Applicant's Response: Not required.

o. Energy and Conservation Standards, Section 9.5-326

Applicant's Response: The proposed development provide for energy conservation by the installation of native plants that reduce requirements for water and maintenance. The proposed development is consistent with Section 9.5-326.

p. Outdoor Lighting, Section 9.5-391-393

All outdoor lighting shall be designed, located and mounted at heights no greater than: (a) eighteen feet above grade for non-cutoff lights and (b) thirty-five feet above grade for cutoff lights. All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles at the property line shall not exceed 0.3 footcandle for non-cutoff lights and 1.5 footcandles for cutoff lights.

Applicant's Response: Site lighting has been designed so as not to exceed the requirements of this section. Please refer to the Site Plan for location and design of outdoor lighting.

q. Access Standards, Section 9.5-421

No structure or land shall be developed, used or occupied unless direct access to US 1 or County Road 905 is by way of a curb cut that is spaced at least four hundred (400) feet from any other curb cut that meets the access standards of the Florida Department of Transportation or an existing street on the same side

of US 1 or County Road 905.

Applicant's Response: Access to the site from US 1 is via Ocean Bay Drive. The proposed development is consistent with Section 9.5-421.

r. Traffic Study, Section 9.5-426

Any development generating more than 500 trips per day shall submit a report from a licensed traffic engineer indicated that the configuration of the access to US 1 or County Road 905 will maintain a safe traffic flow, or provide a design for a new configuration to be constructed by the developer

Applicant's Response: The number of trips will be increased by 38 with the addition of 11 new boat slips. Please refer to the Traffic Impact Report (Level 1 Study) prepared by Carter & Burgess. Therefore, this proposal will not generate more than 500 additional trips per day.

s. Clear Site Triangles, Section 9.5-427

All entrance drives and street intersections shall provide clear site triangles in both directions as indicated in this section.

Applicant's Response: Clear site triangles are shown on the attached Site Plan, which are consistent with Section 9.5-427.

t. Handicap Accessibility, Chapter 533, F.S.

Applicant's Response: Handicapped spaces, as shown on the Site Plan, are provided in accordance with Chapter 533, F.S.

2. Consistency with the Goals, Objectives and Policies of the Year 2010 Comprehensive Plan:

This application seeks to amend a previously existing development. The redevelopment of this site will provide needed additional dock slips which will enhance the Commercial Fishing Special District. Existing tree canopy shall remain to the greatest extent possible.

The objectives and policies of the Comprehensive Plan are furthered by the provision for stormwater management (Objective 101.9 and subsequent policy 101.91) and the installation of buffer landscaping.

The proposed amendment will help protect an existing commercial fishing resource.

Construction Management & Phasing Plan

Licensed Monroe County contractors will conduct all work with direct supervision and project management by Hill Family Investments, Inc. Local contractors will be used, whenever possible, as to limit the amount of additional traffic and to support the local economy.

Phasing Schedule

- a) The proposed modification of the site will be completed in one phase.

Waste Generation

(I) Construction Disposal and Recycling Plan

Construction & Clearing Debris: The project site is primarily scarified. All construction debris will be placed commercial dumpsters owned by local contractors. The plant material will be mulched on site for future use.

(II) Recycling Plan

a. Source Separation

All recyclable containers, glass, aluminum and cardboard will be separated either within the building or at the outdoor recycling area. From there the materials will be removed to local recycling containers provided by the locally contracted company serving Key Largo.

b. Site Plan Location. Please see attached site plan.

c. Quantities. Please see table below. In summary, the total annual recyclable waste created is 13,156 lbs. The total annual yard waste is estimated at 4,000 lbs.

(III) Disposal Plan

a. Quantities. Please see Recycling Plan below.

b. At present, there is not a capacity problem at the Upper Keys Disposal Site, as all waste in the County is incinerated and the ashes are removed from the County to a remote location on the mainland.

Recycling Plan

Waste Generation:

According to Monroe County Recycling, a dumpster holds 142 pounds per cubic yard. A 1,000 square foot commercial development generates 50.0 pounds of waste per week. Therefore, this 14,172 square foot development will generate 709 pounds of waste per week, and a total of 36,868 pounds per year.

Quantity By Composition

<u>Item</u>	<u>Percentage</u>	<u>Quantity</u> <u>Week</u>	<u>Year</u>
Paper	35%	248 lbs.	12,896 lbs.
Cardboard	20%	142 lbs.	7,384 lbs.
Plastic	25%	177 lbs.	9,204 lbs.
Metals	6%	43 lbs.	2,236 lbs.
Other	14%	99 lbs.	5,148 lbs.

Yard Waste

Estimated @ 4,000 lbs. per year

Recyclables

Assume that 70% of all paper, cardboard, plastic and metals can be recycled. The total recyclables expected are: weekly 253 lbs. and annually 13,156 lbs.

Key Largo Fisheries - Recycling Plan Assumptions

Density Conversion Figures

Use these approximate conversion figures to convert weight to volume:

News	500 lbs/cu.yd.	Mixed Glass & Cans	330 lbs/cu.yd.
Glass	600 lbs/cu.yd.	(2:1 Ratio)	
Steel Cans	160 lbs/cu.yd.	OCC Uncompacted	250 lbs/cu.yd.
Aluminum Cans	60 lbs/cu.yd.	OCC Compacted	400-600 lbs/cu.yd.
Pet Bottles	30 lbs/cu.yd.	White Ledger Flat	300-450 lbs/cu.yd.
HDPK Bottles	25 lbs/cu.yd.	Crumpled Ledger	110-200 lbs/cu.yd.

Weekly Waste Generation By Occupied Square Foot Waste Product in Pounds Per

Generator Segment	Occupied Sq.Ft.	Per Week	Per Year
Office		0.05	2.6
Industrial		0.06	3.12
Transportation, Communication & Utilities		0.10	5.2
Retail		0.22	11.44
Wholesale/Warehouse & Distribution (WWA)		0.06	3.12
Public & Institutional (Public)		0.04	2.08

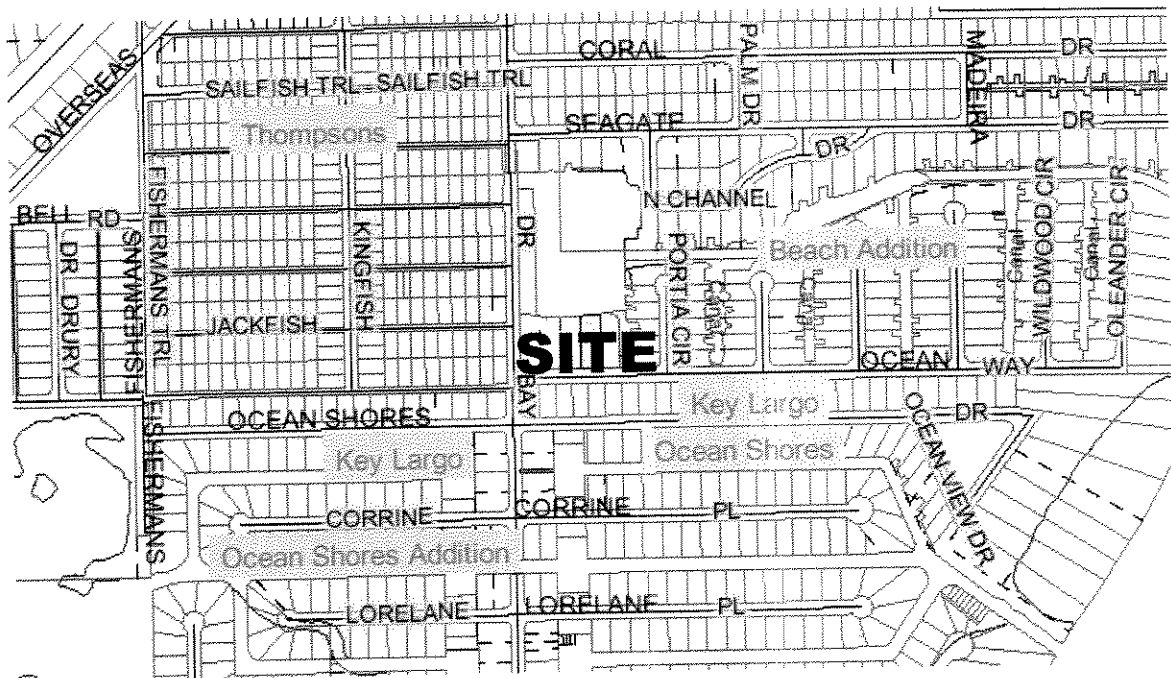
Commercial Waste Quantity and Composition

Generator	Paper	Cardboard	Plastic	Metals	Others
Office	65%	15%	6%	2%	12%
Industrial	35%	20%	25%	6%	14%
Transport, Communication & Utilities	20%	15%	15%	5%	45%
Retail	35%	40%	8%	1%	16%
Wholesale/Warehouse & Distribution (WWA)	25%	32%	25%	7%	11%
Public	45%	10%	5%	6%	34%

*Source: Tables from Westchester County's Solid Waste Management Plan, August 1989

APPENDIX A

LOCATION MAP



APPENDIX B

Monroe County Planning Department
Growth Management Division
Suite 410
2798 Overseas Highway
Marathon, Florida 33050-2227

AUTHORIZATION FORM

To Whom It May Concern:

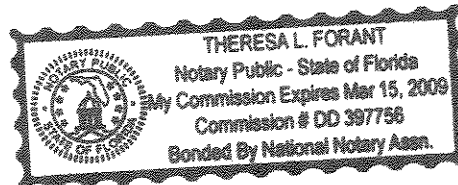
I, Thomas J. Hill, the 1 of Hill Family Investments, Inc. do hereby authorize The Craig Company to act on my behalf in all matters pertaining to an Amendment to Major Conditional Use application for property known as Key Largo Fisheries located at 1313 Ocean Bay Drive, Marathon, Florida.

Thomas J. Hill
(Name of client)

2-10-06
Date

Subscribed and sworn to (or affirmed) before me on 2/10/06 (date) by Thomas Hill (name of affiant, deponent or other signer).
He/she is personally known to me or has presented _____ as identification.

Theresa L. Forant
Notary's Signature and Seal



Theresa Forant

Name of Acknowledger typed, printed or stamped

Administrative Asst

Title or Rank

DD 397756

Commission Number, if any

APPENDIX C

This instrument was prepared by:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

MONROE COUNTY
OFFICIAL RECORDS

FILE #1168983
BK#1622 PG#224

Return this instrument to:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

RCD Mar 13 2000 09:35AM
DANNY L KOLHAGE, CLERK

Parcel Identification No: 1620751/1620777/1620785

DEED DOC STAMPS 1330.00
03/13/2000 DEP CLK

Special Warranty Deed

This Indenture made this 28 day of February, 2000, between DOROTHY HILL, a single woman, whose post office address is: PO Box 273, Key Largo, FL 33037, grantor, and HILL FAMILY INVESTMENTS, INC., a Florida corporation, whose post office address is: PO Box 273, Key Largo, FL 33037, grantee.

Witnesseth:

That said grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to said grantors in hand paid by the grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the grantees, and grantees' successors or assigns, forever, the following described land situate, lying and being in the County of Monroe, State of Florida, an undivided one-half interest, to-wit:

Lots 1, 2, 3, 4, and 5, in Block 9, in KEY LARGO BEACH ADDITION,
according to the Plat thereof, as recorded in Plat Book 4, at Page 22, of the
Public Records of Monroe County, Florida.

Subject to the following:

1. Taxes for 2000 and subsequent years.
2. Applicable zoning ordinances.
3. Easements, conditions, restrictions and limitations of record, if any; provided, however, that this reference shall not operate to reimpose the same.

and said grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons lawfully claiming by, through, and under the Grantor herein.

("Grantor" and "grantee" are used for singular or plural, as context requires.)

In Witness Whereof, grantor has hereunto set his hand and seal the day and year first above written.

Witness:

Herbert Z. Marvin
Print name: HERBERT Z. MARVIN

Deborah A. Baker
Print name: Deborah A. Baker

Dorothy A. Hill (SEAL)
DOROTHY HILL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of February, 2000, by DOROTHY HILL, a single woman, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.



Herbert Z. Marvin
Commission # 00863942
Expires Oct. 4, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Herbert Z. Marvin
Notary Public, State of Florida at Large
My commission expires:

Doc Stamps: \$1330

MONROE COUNTY
OFFICIAL RECORDS

This instrument was prepared by :
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

MONROE COUNTY
OFFICIAL RECORDS

FILE #1168982
BK#1622 PG#223

Return this instrument to:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

RCD Mar 13 2000 09:34AM
DANNY L KOLHAGE, CLERK

Parcel Identification No: 1620713
1620670/1620653/1620696

DEED DOC STAMPS 175.00
03/13/2000 DEP CLK

Special
Warranty Deed

This Indenture made this 28 day of February, 2000, between DOROTHY HILL, a single woman, whose post office address is: PO Box 273, Key Largo, FL 33037, grantor, and HILL FAMILY INVESTMENTS, INC., a Florida corporation, whose post office address is: PO Box 273, Key Largo, FL 33037, grantee.

Witnesseth:

That said grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to said grantors in hand paid by the grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the grantees, and grantees' successors or assigns, forever, the following described land situate, lying and being in the County of Monroe, State of Florida, an undivided one-half interest in all of the following described property, to-wit:

Parcel 1:

All of LAKE LARGO, KEY LARGO BEACH, a subdivision according to the Plat thereof, recorded in Plat Book 2, at Page 149, of the Public Records of Monroe County, Florida, LESS THE FOLLOWING:

Less: A 30 foot wide strip immediately to the south of and adjacent to Lots 1 and 2, Block 5, KEY LARGO BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 149, of the Public Records of Monroe County, Florida.

Less: All that portion of Lake Largo, lying to the south of Lots 3, 4 and 5, Block 5, KEY LARGO BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 149, of the Public Records of Monroe County, Florida, enclosed within that right angle formed by the extension of a line beginning at the southeast corner of Lot 2, Block 5 and intersecting with a line running due west extending the southern boundary of Tract E of Block 5 and lying northerly of said extension of the southern boundary of Tract E, all in Monroe County, Florida.

Parcel 2:

Tract L, Tract M and Tract N, and the East 5 feet of Tract A, of KEY LARGO BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 149, of the Public Records of Monroe County, Florida, subject, however to navigational servitude and further subject to any previous conveyance, prior to September 27, 1984, by deed to other parties.

Subject to the following:

1. Taxes for 2000 and subsequent years.
2. Applicable zoning ordinances.
3. Easements, conditions, restrictions and limitations of record, if any, provided, however, that this reference shall not operate to reimpose the same.

and said grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons lawfully claiming by, through, and under the Grantor herein.

("Grantor" and "grantee" are used for singular or plural, as context requires.)

In Witness Whereof, grantor has hereunto set his hand and seal the day and year first above written.

Witness:

Print name:

Print name:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of February, 2000, by DOROTHY HILL, a single woman, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.



Herbert Z. Marvin
Commission # CC 863942
Expires Oct. 4, 2003
Bonded Through
Atlantic Bonding Co., Inc.

Notary Public, State of Florida at Large
My commission expires:

Doc Stamps: \$175

MONROE COUNTY
OFFICIAL RECORDS

This instrument was prepared by:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 1 6 8 9 8 4
BK # 1 6 2 2 PG # 2 2 5

Return this instrument to:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

RCD Mar 13 2000 09:35AM
DANNY L KOLHAGE, CLERK

Parcel Identification No: 1015440/1615498/1615501
1541478/1541681/1541699

DEED DOC STAMPS 577.50
03/13/2000 DEP CLK

Special
Warranty Deed

This Indenture made this 28 day of February, 2000, between DOROTHY HILL, a single woman, whose post office address is: PO Box 273, Key Largo, FL 33037, grantor, and HILL FAMILY INVESTMENTS, INC., a Florida corporation, whose post office address is: PO Box 273, Key Largo, FL 33037, grantee.

Witnesseth:

That said grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to said grantors in hand paid by the grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the grantees, and grantees' successors or assigns, forever, the following described land situate, lying and being in the County of Monroe, State of Florida, to-wit:

Parcel 1: Lots 3, 4, and 5, in Block 1, in AMENDED AND EXTENDED PLAT OF KEY LARGO SHORES, according to the Plat thereof, as recorded in Plat Book 4, at Page 18, of the Public Records of Monroe County, Florida.

Parcel 2: Lots 1, 21, and 22, in Block 9, in THOMPSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 147, of the Public Records of Monroe County, Florida.

Subject to the following:

1. Taxes for 2000 and subsequent years.
2. Applicable zoning ordinances.
3. Easements, conditions, restrictions and limitations of record, if any; provided, however, that this reference shall not operate to reimpose the same.

and said grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons lawfully claiming by, through, and under the Grantor herein.

("Grantor" and "grantee" are used for singular or plural, as context requires.)

In Witness Whereof, grantor has hereunto set his hand and seal the day and year first above written.

Witness: Herbert Z. Marvin
Print name: HERBERT Z MARVIN

Dorothy S. Hill (SEAL)
DOROTHY HILL

Deborah A. Baker
Print name: Deborah A. Baker

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

MONROE COUNTY
OFFICIAL RECORDS

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of February, 2000, by DOROTHY HILL, a single woman, who is personally personally known X to me or who has produced 1 as identification and who did (did not) take an oath.

Doe Stamps: \$ 577.50



Herbert Z. Marvin
Commission # 00863942 Notary Public, State of Florida at Large
Expires Oct. 4, 2003 My commission expires:
Bonded Thru
Atlantic Bonding Co., Inc.

APPENDIX D

① GAF Marie Smith

Growth Management Division
2798 Overseas Highway
Suite #400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners
Mayor Dixie Spchar, Dist. 1
Mayor Pro Tem Murray Nelson, Dist. 5
George Neugent, District 2
Charles "Sonny" McCoy, District 3
David P. Rice, District 4

January 28, 2003

Mr. Rick Hill
Key Largo Fisheries
P.O. Box 273
Ocean Bay Drive
Key Largo, FL 33037

SUBJECT: Letter of Understanding – Proposed Docking Facility in Lake Largo
Key Largo Beach Addition, Block 9, Lots 1, 2, & 3; and Key Largo Beach,
Westerly 60 Feet of Lake Largo, Key Largo.
RE#’s: 00502870.000000 and 00502830.000100

Dear Mr. Hill,

Pursuant to Section 9.5-43 of the Monroe County Code, Amended, this document shall constitute a letter of understanding. On December 10th, 2002, a pre-application conference regarding the above referenced project was held in the Plantation Key Planning Department office.

Attendees of the meeting included Rick Hill, Gay Marie Smith, and John DeBrule (hereafter referred to as "the applicant"); Jeff Stuncard, Senior Planner, and Julie Cheon, County Biologist (hereafter referred to as the Growth Management Division).

Materials reviewed prior to the meeting included:

- a) Pre-Application Conference Request Form; and
- b) Monroe County Property Record Cards; and
- c) Permit file (#02-3-4756) for a docking facility, which includes a Site Plan for the dock drawn by Glen Boe and Associates, Inc. sealed October 18, 2002.

Items discussed at the meeting and further staff research has indicated that the following statements apply to this project:

1. The applicant submitted an application on October 31, 2002 for a docking facility with 11 new slips that would be connected to an existing dock that has 12 slips. The property is zoned

Commercial Fishing Special District 5 (CFSD5). This zoning allows accessory uses like a dock to be applied for as an as-of-right use. Section 9.5-55 of the Monroe County Land Development Regulations states that uses permitted as-of-right are those uses which are compatible with other land uses in a land use district provided they are developed in conformity with the code. The Planning Department is charged with ensuring that the proposed development is in compliance with all requirements of the county code and the county comprehensive plan.

2. Any development on the site would have to comply with current setbacks of CFSD5 zoning as outlined in Section 9.5-281 of the Monroe County Land Development Regulations. No development (including parking spaces) is permitted to be located within the setback. Those setbacks are:

Front: 25'

Side: 10'/ 15' (one side must be 10', while the total of the sides must be at least 15')

Rear: 20'

Ocean Way was determined to be the front of the property. The side setback on Ocean Bay Drive will only have to meet the 5' setback, since the other side already has the minimum 10' required side setback.

3. In accordance with Section 9.5-351(c) of the Monroe County Land Development Regulations, commercial fishing marinas require one (1) parking space for every slip. This would equate to 23 parking spaces required for the entire docking facility. This figure includes the two (2) required handicapped spaces. Please note that between 21-50 regular parking spaces requires two (2) handicapped spaces. (Staff incorrectly stated at the Pre-Application Conference that one handicapped space would be required for this project and regrets any inconvenience this may have caused). Regular parking spaces must be 8'6" X 18' and handicapped spaces must be 12' X 21' with an adjacent 5' X 21' loading zone. The handicapped spaces must be paved and provide an impervious surface from the space to the use. They must also have signage designating them reserved for handicapped use, and indicate a \$250 fine for violators. If the parking lot is to remain unpaved, then the regular parking spaces must be delineated with "bumper stops". These are typically made of concrete or wooden railroad ties.

4. Each required parking space shall have direct and unrestricted access to an isle of the following minimum width:

Width of Isles

Angle of Parking	One Parking Row	Two parking Rows
90 degrees	20 feet	22 feet
60 degrees	18 feet	19 feet
45 degrees	13 feet	14 feet

5. Per Monroe County Land Development Regulations Section 9.5-361 the CFSD district does not require parking lot landscaping, although the biologist recommends voluntary landscaping of canopy trees and shrubs for aesthetics and shade.

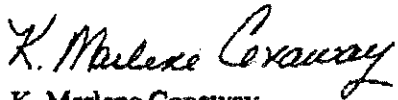
6. Per Section 9.5-377 and Section 9.5-380(a)(2) of the Monroe County Land Development the applicant is responsible for installing half of a class "H" buffer at that portion of the property which is adjacent to an IS boundary. The required (5) foot wide buffer begins at the southwest corner of the property (Ocean Way and Ocean Bay Drive) and runs north along the western property line (Ocean Bay Drive) for approximately 50 feet. The applicant would be required to plant one (1) canopy, two (2) understory, and ten (10) shrubs. All plant material shall be installed as per Section 9.5-364. Seventy percent of plant material used to satisfy landscaping requirements shall be native species.
7. On January 22, 2003, a follow-up meeting to the pre-application conference was held in the Plantation Key Planning Department office. Attendees of the meeting included Rick Hill, Gay Marie Smith, and John DeBrule (hereafter referred to as "the applicant"); Jeff Stuncard, Senior Planner, and Marlene K. Conaway, Director of Planning (hereafter referred to as the Growth Management Division).
8. The applicant delivered a site plan drawn by Glen Boc and Associates, Inc. sealed January 21, 2003. Parking space requirements are shown to have been met, and actually exceeded. The only issue with parking seems to be the location of several spaces within the setbacks. Eight (8) spaces on Ocean Way and eight (8) spaces in the rear are not permitted where shown, due to the setbacks. In addition, the spaces in the rear appear to gain access between the rows of traps and do not have adequate space to do this. Removal of the aforementioned spaces would not affect compliance with the parking requirements (56 spaces shown/ 23 spaces required).
9. In addition, the site plan should include stormwater retention areas, stormwater calculations and the required class "H" buffer with a vegetation list. It is not necessary to hire a landscape architect to draw the bufferyard. The biologist, however, suggests listing several alternative plant species per each required plant type (canopy, shrub, understory) to allow for options at time of planting, keeping in mind that at least seventy (70) percent of required landscaping must be native.
10. Discussions at the meeting focused on the differences between different land-use classifications for this property. The differences were between being classified as a *marina* as opposed to a *commercial fishing*. It was explained that this use could be conditionally approved (as-of-right) for the commercial fishing provided that all of the slips on the dock were used for commercial fishing vessels. This would require an affidavit from the owner agreeing to this condition. An affidavit form is available upon request. The other option was for the owner to consider the operation a marina, which would require Major Conditional Use approval. I have enclosed an application which contains the items that may be required for such a request on this site.
11. The issue of upgrading the facility with a sewage pump-out station was brought up. Preliminary discussions with the Department of Environmental Protection indicate that they may require such an upgrade. It is staff's recommendation to coordinate with that agency to ensure compliance.

Pursuant to Section 9.5-43 of the Monroe County Land Development Regulations, you are entitled to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. However, the Planning Department acknowledges that all items required as a part of

the application for development approval may not have been addressed at the December 10, 2002 and January 22, 2003 meetings, and consequently reserves the right for additional department comment.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Plantation Key office at (305) 852-7100.

Sincerely yours,



K. Marlene Conaway
Director of Planning

Attachment: Major Conditional Use Application

Cc: Ervin Higgs, Monroe County Property Appraiser
Jeff Stuncard, Senior Planner
Julie Cheon, County Biologist
Gay Marie Smith

County of Monroe

**Planning and Environmental Resources
Department**

2798 Overseas Highway
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

**Board of County Commissioners**

Mayor Dixie M. Spehar, Dist. 1
Mayor Pro Tem Murray E. Nelson, Dist. 5
Comm. George Neugent, Dist. 2
Comm. Charles 'Sonny' McCoy, Dist. 3
Comm. David L. Rice, Dist. 4

February 5, 2002

Gay Marie Smith
(Fax 305-451-2675)

RE: Key Largo Fisheries Letter of Understanding Clarification
RE # 00502870.000000 and 00502830.000100

Dear Ms. Smith;

Per your request I am supplying the following information to clarify the above referenced Letter of Understanding regarding stormwater management.

The letter stated under section nine (9) that stormwater retention areas and stormwater calculations should be included in the site plan. To clarify, these retention areas and calculations were to be completed for the entire site.

Pursuant to Monroe County Comprehensive Plan Policy 212.2.3

".....Any proposed development within the shoreline setback shall include a site-suitable stormwater management plan for the entire developed parcel which meets the requirements of the Land Development Regulations."

Although no parking spaces are permitted in the shoreline setback, an impervious surface will be required in the shoreline setback connecting the paved Handicapped spaces to the use (dock).

Both existing impervious surfaces and proposed impervious surfaces on the entire site should be considered in addressing stormwater. In addition, if fill or grading is required for the proposed gravel parking area, care should be taken so that stormwater is not directed to the adjacent water body.

Should you have further questions please do not hesitate to contact me via phone at (305) 289-2537.

Sincerely,


Julie Cheon
Biologist

cc: Marlene Conway, Director of Planning and Environmental Resources
Ralph Gouidy, County Biologist
Jeff Stunkard, Planner
File

APPENDIX E

Monroe County Property Appraiser - Radius Report

AK:	1620149	Parcel ID:	00502280-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 23 KEY LARGO BEACH PB2-149 KEY LARGO OR365				-493 OR839-1348 OR1320-1976(JB) C	
Owners Name:	GOMEZ JUSTO L				KEY LARGO, FL 33037-2924	
Address::	25 BAY ROAD					
AK:	1541524	Parcel ID:	00441830-000000	Physical Location:	KEY LARGO	
Legal Description:	THOMPSONS SUBD-KEY LARGO PB1-147 LOT 6 SQR 9 OR333				-417	
Owners Name:	GOULD ELSIE WARRINGTON				BRIDGEWATER, NJ 08807	
Address::	4 STELLA DRIVE					
AK:	1616630	Parcel ID:	00498780-000000	Physical Location:	135 OCEAN BAY DR KEY LARGO	
Legal Description:	BK 2 LTS 3,4 & 5 KEY LARGO OCEAN SHORES ADDN-KEY L				ARGO PB4-124 OR554-842 C J DOCH	
Owners Name:	HERRERA ORLANDO				HIALEAH, FL 33010	
Address::	195 E 9TH ST					
AK:	1542318	Parcel ID:	00442620-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 6 THOMPSONS SUBD KEY LARGO OR589-87 OR654				-308Q/C OR772-972 OR773-1463 OR1	
Owners Name:	MONROE COUNTY BOARD OF COUNTY COMMISSIONERS				KEY WEST, FL 33040	
Address::	500 WHITEHEAD STREET					
AK:	1541478	Parcel ID:	00441780-000000	Physical Location:	KEY LARGO	
Legal Description:	THOMPSONS SUBD-KEY LARGO PB1-147 LOTS 1 & 21-22				BK 9 G34-464/465 OR225-506/509 OI	
Owners Name:	HILL FAMILY INVESTMENTS INC				KEY LARGO, FL 33037	
Address::	P O BOX 273					
AK:	8981831	Parcel ID:	00498810-000101	Physical Location:	133 OCEAN BAY DR 1 KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS A CONDOMINIUM UNIT 1 & 19.32				% COMMON ELEMENTS OR1732-14/	
Owners Name:	UNIT 1 OCEAN SHORES VILLAS LLC				MIAMI, FL 33173	
Address::	9743 SW 57 ST					
AK:	1620343	Parcel ID:	00502480-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 7 LT 1 KEY LARGO BEACH PB2-149 KEY LARGO OR369-				958 OR588-915 OR1107-2190DC(JB)	
Owners Name:	SANDS GARY L SR				KEY LARGO, FL 33037	
Address::	923 LAPALOMA ROAD					
AK:	1620700	Parcel ID:	00502830-000000	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO BEACH KEY LARGO PT LAKE LARGO OR798-982-				983Q/C OR922-2324/25Q/C OR1546-1	
Owners Name:	HILL FAMILY INVESTMENTS INC				KEY LARGO, FL 33037	
Address::	PO BOX 273					
AK:	1615498	Parcel ID:	00497630-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 4 AMENDED AND EXTENDED PLAT OF KEY LARGO O				CEAN SHORES KEY LARGO OR430-	
Owners Name:	HILL FAMILY INVESTMENTS INC				KEY LARGO, FL 33037	
Address::	P O BOX 273					
AK:	1620831	Parcel ID:	00502950-000000	Physical Location:	604 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 5 KEY LARGO BEACH ADDITION KEY LARGO PB4-				22 OR238-197 OR819-470 OR1181-16	
Owners Name:	DREJERSKI JOAN MAIOLA				KEY LARGO, FL 33037	
Address::	604 PORTIA CIRCLE					
AK:	1542261	Parcel ID:	00442570-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 1 THOMPSONS SUBD KEY LARGO PB1-147 OR628-				522 OR2018-1419 OR2019-488 OR21	
Owners Name:	COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				KEY WEST, FL 33040	
Address::	500 WHITEHEAD ST					
AK:	1542288	Parcel ID:	00442590-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 3 THOMPSONS SUBD KEY LARGO OR589-87 OR654				-307Q/C OR669-225 OR2018-1419 OF	
Owners Name:	GUTIERREZ SALVADOR JR				KEY LARGO, FL 33037	
Address::	99611 OVERSEAS HWY #213					
AK:	1620807	Parcel ID:	00502920-000000	Physical Location:	601 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 2 KEY LARGO BEACH ADDITION KEY LARGO PB4-				22 OR410-665 OR410-667/68 OR1131	
Owners Name:	BOEHM PETER & ANGELA				KEY LARGO, FL 33037	
Address::	500 GEIGER CIRCLE					

AK:	1541508	Parcel ID:	00441810-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 4 THOMPSONS SUBD-KEY LARGO PB1-147 OR571-4			75 OR2149-578 OR2149-579 OR2149		
Owners Name:	KERN RICHARD L					
Address::	2522 SW NATIONAL CIR			PORT ST LUCIE, FL 34953		
AK:	1620858	Parcel ID:	00502970-000000	Physical Location:	601 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 7 KEY LARGO BEACH ADDITION KEY LARGO OR58			0-961 OR1360-1469/71WILL OR1363-		
Owners Name:	PITON ERNEST M JR			KEY LARGO, FL 33037		
Address::	601 PORTIA CIRCLE					
AK:	1542431	Parcel ID:	00442740-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 18 THOMPSONS SUBD KEY LARGO OR589-87 OR65			4-307Q/C OR773-1829		
Owners Name:	GONZALEZ FRANK			HIALEAH, FL 33014		
Address::	834 W 79TH STREET					
AK:	1542458	Parcel ID:	00442760-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 20 THOMPSONS SUBD KEY LARGO OR589-87 OR65			4-307Q/C OR669-225 OR2018-1419 C		
Owners Name:	COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS			KEY WEST, FL 33040		
Address::	500 WHITEHEAD ST					
AK:	1542474	Parcel ID:	00442780-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 22 THOMPSONS SUBD KEY LARGO PB1-147 OR628			-522 OR2018-1419 OR2022-2118(CM:		
Owners Name:	FERRELL MICHAEL & JUSTINE A			KEY WEST, FL 33040		
Address::	36-A 8TH AVE					
AK:	1615811	Parcel ID:	00497950-000000	Physical Location:	153 OCEAN SHORES DR KEY LARGO	
Legal Description:	BK 3 LT 4 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN PB4-18 SHORES KEY LARGO		
Owners Name:	REYNOLDS ANGELA K TRUSTEE (ANGELA K REYNOLDS DEC OF TR AMD 1-20-99)			CHICAGO, IL 60655		
Address::	2524 W 113TH ST					
AK:	1541265	Parcel ID:	00441570-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 2 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-1			075 OR1308-882(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			KEY WEST, FL 33040		
Address::	3706 N ROOSEVELT BLVD SUITE 1					
AK:	1540391	Parcel ID:	00440700-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 19 THOMPSONS SUBD-KEY LARGO PB1-147 G33-34			4 OR828-321 OR1964-1842(CMS)		
Owners Name:	MCGRAW DAVID			KEY LARGO, FL 33037		
Address::	101 OLEANDER CIR					
AK:	1540421	Parcel ID:	00440730-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 22 THOMPSONS SUBD-KEY LARGO PB1-147 OR547-			859 OR760-510 OR870-1010 OR891-2		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			KEY WEST, FL 33040		
Address::	3706 N ROOSEVELT BLVD SUITE 1					
AK:	1540447	Parcel ID:	00440750-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 2 THOMPSONS SUBD-KEY LARGO PB1-147 G65-54-			55 OR424-1094-1095 OR1088-1259(V		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			KEY WEST, FL 33040		
Address::	3706 N ROOSEVELT BLVD SUITE 1					
AK:	1540609	Parcel ID:	00440910-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 18 THOMPSONS SUBD-KEY LARGO PB1-147 OR577-			369 OR808-157 OR821-490 OR1082-		
Owners Name:	COTO CARIDAD VIVIAN			WASHINGTON, DC 20001		
Address::	627 Q STREET NW					
AK:	1541672	Parcel ID:	00441980-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 20 THOMPSONS SUBD-KEY LARGO PB1-147 OR546-			894 OR796-1704 OR1270-1889(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			KEY WEST, FL 33040		
Address::	3706 N ROOSEVELT BLVD SUITE 1					
AK:	1620751	Parcel ID:	00502870-000000	Physical Location:	OCEAN BAY DR KEY LARGO	
Legal Description:	KEY LARGO BEACH ADDITION PB4-22 KEY LARGO LOTS 1 2			& 3 BLK 9 OR498-984 OR506-437 OF		
Owners Name:	HILL FAMILY INVESTMENTS INC			KEY LARGO, FL 33037		
Address::	P O BOX 273					
AK:	1615536	Parcel ID:	00497670-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 8 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORE KEY LARGO PB4-18 C		
Owners Name:	HERNANDEZ AUGUSTIN & CELIA ZENaida			MIAMI, FL 33175		
Address::	3840 SW 133 AVENUE					

AK:	1615561	Parcel ID:	00497700-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 11 AMENDED AND EXTENDED PLAT OF KEY LARGO			OCEAN SHORE KEY LARGO PB4-18		
Owners Name:	VALDES VICTOR & ARBELAEZ DARIO & CAMUS MICHAEL R/S					
Address::	8524 NW 165 TERR			MIAMI, FL 33016		
AK:	1616052	Parcel ID:	00498190-000000	Physical Location:	164 CORRINE PL	KEY LARGO
Legal Description:	BK 4 LT 5 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORE KEY LARGO PB4-18 C		
Owners Name:	HILL DOROTHY S					
Address::	164 CORRINE PL			KEY LARGO, FL 33037		
AK:	1620602	Parcel ID:	00502740-000000	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO BEACH PB2-149 KEY LARGO W35FT TRACT A OR			62-133-134		
Owners Name:	COUNTY OF MONROE					
Address::	500 WHITEHEAD STREET			KEY WEST, FL 33040		
AK:	1620220	Parcel ID:	00502360-000000	Physical Location:	OCEAN BAY MARINA	KEY LARGO
Legal Description:	KEY LARGO BEACH PB2-149 KEY LARGO N 107FT OF LOT 4			BLK 5 OR363-424-425 OR879-889 OI		
Owners Name:	DC708 LLC					
Address::	2704 VIA MURANO			CLEARWATER, FL 33764		
AK:	1541435	Parcel ID:	00441740-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 19 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR1308-882(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1615781	Parcel ID:	00497920-000000	Physical Location:	147 OCEAN SHORES DR	KEY LARGO
Legal Description:	AMENDED AND EXTENDED PLAT OF KEY LARGO OCEAN SHORE			PB4-18 KEY LARGO LOT 1 LESS WE		
Owners Name:	ENGH HOWARD A & ELAINE MARIE					
Address::	9118 PEACOCK HILL			GIG HARBOR, WA 98332		
AK:	1541290	Parcel ID:	00441600-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 5 THOMPSONS SUBD-KEY LARGO PB1-147 OR577-3			69 OR795-900 OR877-1843Q/C (U/R I		
Owners Name:	WILLIAMS MAIDA E					
Address::	2901 SW 124TH COURT			MIAMI, FL 33175		
AK:	1540463	Parcel ID:	00440770-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 4 THOMPSONS SUBD-KEY LARGO PB1-147 G65-54-			55 OR424-1094-1095 OR1088-1259(V		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1540625	Parcel ID:	00440930-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 20 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR619-243Q OR619-244Q OR6		
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN			KEY WEST, FL 33040		
AK:	1541656	Parcel ID:	00441960-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 18 THOMPSONS SUBD-KEY LARGO PB1-147 G18-7			OR779-1919 OR1326-455/6P/R OR13		
Owners Name:	MORRIS HAROLD EUGENE JR					
Address::	12219 S ISTACHATTA ROAD			FLORAL CITY, FL 34436		
AK:	1615463	Parcel ID:	00497600-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 1 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORE KEY LARGO PB4-18 C		
Owners Name:	TINAGLIA JOSEPH W & ANN R/S					
Address::	13001 80TH AVENUE			PALOS PARK, IL 60464		
AK:	1620823	Parcel ID:	00502940-000000	Physical Location:	606 PORTIA CIR	KEY LARGO
Legal Description:	BK 10 LT 4 KEY LARGO BEACH ADDITION KEY LARGO PB4-			22 OR288-236/237 OR905-24D/C OR		
Owners Name:	PITON MARTHA R					
Address::	606 PORTIA CIRCLE			KEY LARGO, FL 33037		
AK:	1540471	Parcel ID:	00440780-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 5 THOMPSONS SUBD-KEY LARGO PB1-147 G65-54-			55 OR424-1094-1095 OR1088-1259(V		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1541648	Parcel ID:	00441950-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 17 THOMPSONS SUBD-KEY LARGO PB1-147 G18-7			OR779-1919 OR1326-455/6P/R OR13		
Owners Name:	MORRIS HAROLD EUGENE JR					
Address::	12219 S ISTACHATTA ROAD			FLORAL CITY, FL 34436		

AK:	1541664	Parcel ID:	00441970-000000	Physical Location:	KEY LARGO	
Legal Description:	THOMPSONS SUBD-KEY LARGO PB1-147 LOT 19 SQR 9 OR42				7-788	
Owners Name:	POWERS IRENE % IRENE CHAFFEE					
Address::	17010 NW 27TH AVENUE				MIAMI, FL 33054	
AK:	1615480	Parcel ID:	00497620-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 3 AMENDED AND EXTENDED PLAT OF KEY LARGO S				HORESKEY LARGO OR430-237 OR7	
Owners Name:	HILL FAMILY INVESTMENTS INC					
Address::	P O BOX 273				KEY LARGO, FL 33037	
AK:	1620211	Parcel ID:	00502350-000000	Physical Location:	5 SEAGATE BLVD KEY LARGO	
Legal Description:	KEY LARGO BEACH KEY LARGO N 110'OF LOT 3 BK 5 OR36				3-424-425 OR879-889 OR1268-665 O	
Owners Name:	DC708 LLC					
Address::	2704 VIA MURANO				CLEARWATER, FL 33764	
AK:	1616559	Parcel ID:	00498690-000000	Physical Location:	1380 OCEAN BAY DR KEY LARGO	
Legal Description:	BK 6 LT 21 AMENDED AND EXTENDED PLAT OF KEY LARGO				OCEAN SHORE KEY LARGO PB4-18	
Owners Name:	MCCOLLUM KATJA					
Address::	PO BOX 2313				KEY LARGO, FL 33037-7313	
AK:	1540218	Parcel ID:	00440520-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 1 THOMPSONS SUBD-KEY LARGO PB1-147 OR402-1				23 OR538-205 OR766-136	
Owners Name:	DOZIER HORACE L					
Address::	2026 WESTFALL ROAD				ORLANDO, FL 32817	
AK:	1541427	Parcel ID:	00441730-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 18 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-				1075 OR617-274 OR617-281Q OR617	
Owners Name:	KERN RICHARD L					
Address::	2522 SW NATIONAL CIR				PORT ST LUCIE, FL 34953	
AK:	1620866	Parcel ID:	00502980-000000	Physical Location:	605 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 8 KEY LARGO BEACH ADDITION KEY LARGO PB4-				22 OR434-562 OR786-1603 OR809-1	
Owners Name:	VALLADARES ERNESTO					
Address::	605 PORTIA CIR				KEY LARGO, FL 33037	
AK:	1540226	Parcel ID:	00440530-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 2 THOMPSONS SUBD-KEY LARGO PB1-147 OR787-1				803 OR547-859 OR760-510 OR2010-2	
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN				KEY LARGO, FL 33037	
AK:	1617041	Parcel ID:	00499190-000000	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO OCEAN SHORES ADDN PB4-124 KEY LARGO LOTS				14-15 & 16 BLK 8 OR340-558 OR421-	
Owners Name:	DOLPHINS PLUS INC					
Address::	P O BOX 2728				KEY LARGO, FL 33037	
AK:	1620882	Parcel ID:	00503000-000000	Physical Location:	609 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 10 KEY LARGO BEACH ADDITION KEY LARGO PB4				-22 OR450-174 OR466-840-842 OR63	
Owners Name:	HOWELL LOUIS & RUTH					
Address::	609 PORTIA CIRCLE				KEY LARGO, FL 33037	
AK:	1542300	Parcel ID:	00442610-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 5 THOMPSONS SUBD KEY LARGO OR589-87 OR654				-307Q/C OR773-1829	
Owners Name:	GONZALEZ FRANK					
Address::	834 W 79TH STREET				HIALEAH, FL 33014	
AK:	1542296	Parcel ID:	00442600-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 4 THOMPSONS SUBD KEY LARGO OR589-87 OR654				-307Q/C OR669-225 OR2018-1419 OF	
Owners Name:	GUTIERREZ SALVADOR JR					
Address::	99611 OVERSEAS HWY 213				KEY LARGO, FL 33037	
AK:	1542270	Parcel ID:	00442580-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 2 THOMPSONS SUBD KEY LARGO PB1-147 OR628-				522 OR2018-1419 OR2019-488 OR21	
Owners Name:	COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS					
Address::	500 WHITEHEAD ST				KEY WEST, FL 33040	
AK:	1620599	Parcel ID:	00502730-000000	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO BEACH PB2-149 KEY LARGO E 5' TRACT A O				R798-982-983Q/C OR922-2324/25Q/C	
Owners Name:	HILL FAMILY INVESTMENTS INC					
Address::	P O BOX 273				KEY LARGO, FL 33037	

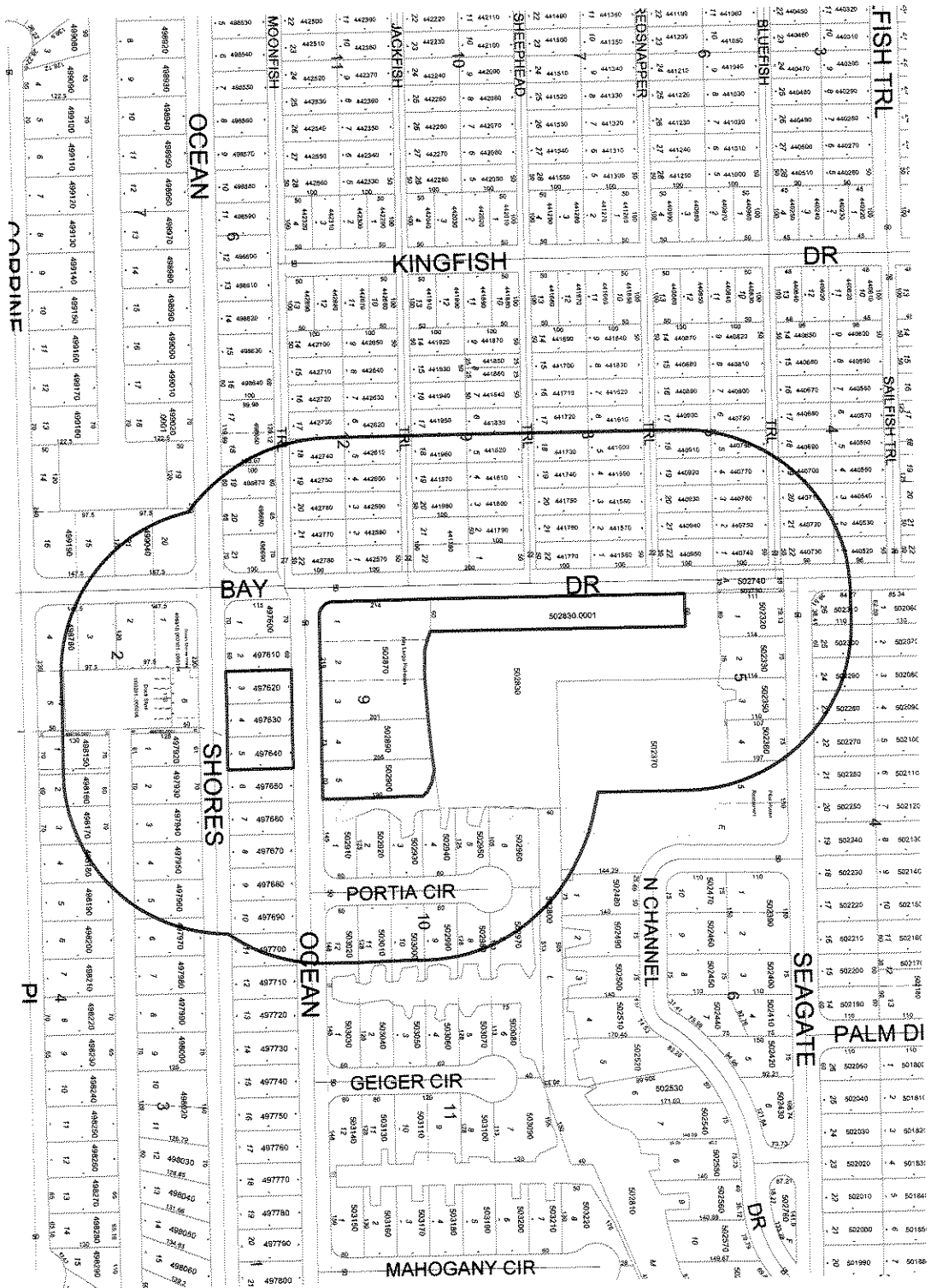
AK:	1620238	Parcel ID:	00502370-000000	Physical Location:	13 SEAGATE BLVD KEY LARGO
Legal Description:	KEY LARGO BEACH PB2-149 KEY LARGO S 2' OF LOT 3 & S 6' OF LOT 4 & ALL LOT 5 & TRAC				
Owners Name:	DC708 LLC				
Address::	2704 VIA MURANO CLEARWATER, FL 33764				
AK:	1541486	Parcel ID:	00441790-000000	Physical Location:	KEY LARGO
Legal Description:	THOMPSONS SUBD-KEY LARGO PB1-147 LOT 2 SQR 9 OR542 -166 OR1873-673D/C OR1873-674(LC				
Owners Name:	HOGAN ALICE ANN				
Address::	18000 MADRONE DRIVE LOS GATOS, CA 95033				
AK:	1541451	Parcel ID:	00441760-000000	Physical Location:	KEY LARGO
Legal Description:	BK 8 LT 21 THOMPSONS SUBD-KEY LARGO PB1-147 OR531- 1075 OR1308-882(JB)				
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address::	3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040				
AK:	1615803	Parcel ID:	00497940-000000	Physical Location:	151 OCEAN SHORES DR KEY LARGO
Legal Description:	BK 3 LT 3 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORES PB4-18 KEY LARGO				
Owners Name:	REYNOLDS ANGELA K TRUSTEE (ANGELA K REYNOLDS DEC OF TR AMD 01/20/99)				
Address::	2524 W 113TH ST CHICAGO, IL 60655				
AK:	1541273	Parcel ID:	00441580-000000	Physical Location:	KEY LARGO
Legal Description:	BK 8 LT 3 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-1 075 OR1308-882(JB)				
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address::	3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040				
AK:	1620777	Parcel ID:	00502890-000000	Physical Location:	KEY LARGO
Legal Description:	BK 9 LT 4 KEY LARGO BEACH ADDITION KEY LARGO PB4-2 2 OR410-666 OR410-667-668 OR766-				
Owners Name:	HILL FAMILY INVESTMENTS INC				
Address::	P O BOX 273 KEY LARGO, FL 33037				
AK:	1615528	Parcel ID:	00497660-000000	Physical Location:	156 OCEAN SHORES DR KEY LARGO
Legal Description:	BK 1 LT 7 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORE KEY LARGO PB4-18 C				
Owners Name:	FRIEND FRANCES M MILLER				
Address::	156 OCEAN SHORES DR KEY LARGO, FL 33037				
AK:	1620840	Parcel ID:	00502960-000000	Physical Location:	600 PORTIA CIR KEY LARGO
Legal Description:	BK 10 LT 6 KEY LARGO BEACH ADDITION KEY LARGO PB4- 22 OR438-44 OR922-35 CASE #88-10				
Owners Name:	UPPER KEYS RENTALS UNLIMITED INC NO 1				
Address::	68 FLORIDA DR KEY LARGO, FL 33037				
AK:	1620891	Parcel ID:	00503010-000000	Physical Location:	KEY LARGO
Legal Description:	BK 10 LT 11 KEY LARGO BEACH ADDITION KEY LARGO PB4 -22 OR469-268 OR669-500				
Owners Name:	COSTA LUIS & BERTA				
Address::	1059 NW 27 STREET MIAMI, FL 33127				
AK:	1542423	Parcel ID:	00442730-000000	Physical Location:	KEY LARGO
Legal Description:	BK 12 LT 17 THOMPSONS SUBD KEY LARGO OR589-87 OR65 4-308Q/C OR772-972 OR773-1463 OF				
Owners Name:	MONROE COUNTY BOARD OF COUNTY COMMISSIONERS				
Address::	500 WHITEHEAD STREET KEY WEST, FL 33040				
AK:	1542466	Parcel ID:	00442770-000000	Physical Location:	KEY LARGO
Legal Description:	BK 12 LT 21 THOMPSONS SUBD KEY LARGO PB1-147 OR628 -522 OR2018-1419 OR2019-488 OR2'				
Owners Name:	COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address::	500 WHITEHEAD ST KEY WEST, FL 33040				
AK:	1540404	Parcel ID:	00440710-000000	Physical Location:	KEY LARGO
Legal Description:	BK 4 LT 20 THOMPSONS SUBD-KEY LARGO PB1-147 OR547- 859 OR760-510 OR870-1010 OR891-;				
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address::	3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040				
AK:	1620181	Parcel ID:	00502320-000000	Physical Location:	5 SEAGATE BLVD KEY LARGO
Legal Description:	BK 5 LT 1 KEY LARGO BEACH PB2-149 KEY LARGO OR524- 468 OR879-889 OR1268-665 OR1268				
Owners Name:	DC708 LLC				
Address::	2704 VIA MURANO CLEARWATER, FL 33764				
AK:	1616028	Parcel ID:	00498160-000000	Physical Location:	158 CORRINE PL KEY LARGO
Legal Description:	AMD & EXT PLAT OF KEY LARGO OCEAN SHORE PB4-18 L OT 2 LESS THE WLY 10' BK 2 C.J. D				
Owners Name:	CERRA EDUARDO AND ALINA C (B/Q)				
Address::	9390 SW 34 ST MIAMI, FL 33165				

AK:	1616044	Parcel ID:	00498180-000000	Physical Location:	160 CORRINE PL KEY LARGO	
Legal Description:	BK 4 LT 4 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORE KEY LARGO PB4-18 C		
Owners Name:	LARSEN SHIRLEY A					
Address::	165 OCEAN SHORES DR			KEY LARGO, FL 33037		
<hr/>						
AK:	1620670	Parcel ID:	00502800-000000	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO BEACH PB2-149 KEY LARGO TRACT L OR798-			982/83Q/C OR922-2324/25Q/C OR154		
Owners Name:	HILL FAMILY INVESTMENTS INC					
Address::	P O BOX 273			KEY LARGO, FL 33037		
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AK:	1541516	Parcel ID:	00441820-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 5 THOMPSONS SUBD-KEY LARGO PB1-147 OR571-4			74 OR571-472 OR2147-1826		
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN			KEY LARGO, FL 33037		
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AK:	1616532	Parcel ID:	00498670-000000	Physical Location:	136 OCEAN SHORES DR KEY LARGO	
Legal Description:	BK 6 LT 19 AMENDED AND EXTENDED PLAT OF KEY LARGO			OCEAN SHORE KEY LARGO PB4-18		
Owners Name:	HARLING DON N & SHER A					
Address::	136 OCEAN SHORES DRIVE			KEY LARGO, FL 33037		
<hr/>						
AK:	1620157	Parcel ID:	00502290-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 24 KEY LARGO BEACH PB2-149 KEY LARGO OR548			-390 OR795-991QC		
Owners Name:	KNAPP PATRICIA WRIGHT					
Address::	5900 NORTH SURF ROAD			NORTH HOLLYWOOD BEACH, FL 33019		
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AK:	1620904	Parcel ID:	00503020-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 10 LT 12 KEY LARGO BEACH ADDITION PB4-22 KEY LA			RGO OR499-7 OR994-327WD OR 994		
Owners Name:	KNEPPER LEE					
Address::	2809 BIRD AVE - NO 117			MIAMI, FL 33133		
<hr/>						
AK:	1615838	Parcel ID:	00497970-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 3 LT 6 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORES KEY LARGO OR437-		
Owners Name:	FASBENDER EILEEN C					
Address::	9 OCEAN SHORES DRIVE			KEY LARGO, FL 33037		
<hr/>						
AK:	1540412	Parcel ID:	00440720-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 21 THOMPSONS SUBD-KEY LARGO PB1-147 OR547-			859 OR760-510 OR870-1010 OR891-2		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
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AK:	1540595	Parcel ID:	00440900-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 17 THOMPSONS SUBD-KEY LARGO PB1-147 OR577-			369 OR841-1399 OR2010-2147D/C OI		
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN			KEY LARGO, FL 33037		
<hr/>						
AK:	1540641	Parcel ID:	00440950-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 22 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR619-243Q OR619-244Q OR6		
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN			KEY LARGO, FL 33037		
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AK:	1615510	Parcel ID:	00497650-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 6 AMENDED AND EXTENDED PLAT OF KEY LARGO O			CEAN SHORE KEY LARGO PB4-18 C		
Owners Name:	FRIEND FRANCES M					
Address::	156 OCEAN SHORES DR			KEY LARGO, FL 33037		
<hr/>						
AK:	1615552	Parcel ID:	00497690-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 1 LT 10 AMENDED AND EXTENDED PLAT OF KEY LARGO			OCEAN SHORES KEY LARGO PB4-1		
Owners Name:	FALCON DIEGO S & ANA MARIA					
Address::	337 SW 29TH ROAD			MIAMI, FL 33129		
<hr/>						
AK:	1616541	Parcel ID:	00498680-000000	Physical Location:	138 OCEAN SHORES DR KEY LARGO	
Legal Description:	BK 6 LT 20 AMENDED AND EXTENDED PLAT OF KEY LARGO			OCEAN SHORE KEY LARGO PB4-18		
Owners Name:	GLICK FRANCENE H & SAUERMAN PATRICIA A R/S (B/Q)					
Address::	138 OCEAN SHORES DR			KEY LARGO, FL 33037		
<hr/>						
AK:	1620173	Parcel ID:	00502310-000000	Physical Location:	2 SEAGATE BLVD KEY LARGO	
Legal Description:	BK 4 LT 26 KEY LARGO BEACH PB2-149 KEY LARGO OR538			-690 OR795-991QC		
Owners Name:	KNAPP PATRICIA WRIGHT					
Address::	5900 NORTH SURF ROAD			NORTH HOLLYWOOD BEACH, FL 33019		

AK:	1616036	Parcel ID:	00498170-000000	Physical Location:	100 CORRINE PL KEY LARGO
Legal Description:	BK 4 LT 3 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORES KEY LARGO PB4-18				
Owners Name:	PEREA SUZANNE & PEREA ANDRES T/C				
Address::	3198 NW 125 STREET MIAMI, FL 33167				
AK:	1620793	Parcel ID:	00502910-000000	Physical Location:	601 PORTIA CIR KEY LARGO
Legal Description:	BK 10 LT 1 KEY LARGO BEACH ADDITION KEY LARGO PB4- 22 OR410-665 OR410-667/668 OR910				
Owners Name:	HILL FAMILY INVESTMENTS INC				
Address::	PO BOX 273 KEY LARGO, FL 33037				
AK:	1615820	Parcel ID:	00497960-000000	Physical Location:	9 OCEAN SHORES DR KEY LARGO
Legal Description:	BK 3 LT 5 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORES KEY LARGO OR437-				
Owners Name:	FASBENDER EILEEN C				
Address::	9 OCEAN SHORES DRIVE KEY LARGO, FL 33037				
AK:	1541303	Parcel ID:	00441610-000000	Physical Location:	KEY LARGO
Legal Description:	BK 8 LT 6 THOMPSONS SUBD-KEY LARGO PB1-147 OR617-3 75 OR932-2013 OR2165-839				
Owners Name:	GRIFFIN ROLFE				
Address::	9 N BOUNTY LN KEY LARGO, FL 33037				
AK:	1615544	Parcel ID:	00497680-000000	Physical Location:	160 OCEAN SHORES DR KEY LARGO
Legal Description:	BK 1 LT 9 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORE KEY LARGO PB4-18				
Owners Name:	BENJAMIN DAVID R AND CATHERINE A H/W				
Address::	1245 MADISON ST HOLLYWOOD, FL 33019				
AK:	1541257	Parcel ID:	00441560-000000	Physical Location:	KEY LARGO
Legal Description:	BK 8 LT 1 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-1 075 OR1308-882(JB)				
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address::	3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040				
AK:	8927240	Parcel ID:	00498760-000100	Physical Location:	KEY LARGO
Legal Description:	KEY LARGO OCEAN SHORES AMD & EXT PLAT PB4-18 KEY L ARGO WEST 9' LOT 1 BK 3 OR340-1				
Owners Name:	JOHNSON GORDON K & MARIE A				
Address::	70 OCEAN FRONT DRIVE KEY LARGO, FL 33037				
AK:	1540617	Parcel ID:	00440920-000000	Physical Location:	KEY LARGO
Legal Description:	BK 5 LT 19 THOMPSONS SUBD-KEY LARGO PB1-147 OR531- 1075 OR619-243Q OR619-244Q OR619				
Owners Name:	GRIFFIN ROLFE				
Address::	9 N BOUNTY LN KEY WEST, FL 33037				
AK:	1615501	Parcel ID:	00497640-000000	Physical Location:	KEY LARGO
Legal Description:	BK 1 LT 5 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORE KEY LARGO PB4-18 C				
Owners Name:	HILL FAMILY INVESTMENTS INC				
Address::	PO BOX 273 KEY LARGO, FL 33037				
AK:	1616010	Parcel ID:	00498150-000000	Physical Location:	156 CORRINE PL KEY LARGO
Legal Description:	AMD & EXT PLAT OF KEY LARGO OCEAN SHORE PB4-18 KEY LARGO LOT 1 LESS THE WLY 10' &				
Owners Name:	GALVEZ ROGER D & ARGELIA D				
Address::	156 CORRINE PL KEY LARGO, FL 33037				
AK:	1620131	Parcel ID:	00502270-000000	Physical Location:	10 SEAGATE DR KEY LARGO
Legal Description:	BK 4 LT 22 KEY LARGO BEACH PB2-149 KEY LARGO OR386 -407 OR786-1604 OR1096-2129(JB) C				
Owners Name:	GOMEZ JUSTO L				
Address::	25 BAY ROAD KEY LARGO, FL 33037-2924				
AK:	1615471	Parcel ID:	00497610-000000	Physical Location:	KEY LARGO
Legal Description:	BK 1 LT 2 AMENDED AND EXTENDED PLAT OF KEY LARGO O CEAN SHORE KEY LARGO PB4-18 C				
Owners Name:	TINAGLIA JOSEPH W & ANN R/S				
Address::	13001 80TH AVENUE PALOS PARK, IL 60464				
AK:	1620815	Parcel ID:	00502930-000000	Physical Location:	601 PORTIA CIR KEY LARGO
Legal Description:	BK 10 LT 3 KEY LARGO BEACH ADDITION KEY LARGO PB4- 22 OR433-741 OR1131-1335(JB) OR1				
Owners Name:	PITON ERNEST M JR				
Address::	601 PORTIA CIRCLE KEY LARGO, FL 33037				
AK:	1620190	Parcel ID:	00502330-000000	Physical Location:	KEY LARGO
Legal Description:	BK 5 LT 2 KEY LARGO BEACH PB2-149 KEY LARGO OR524- 468 OR879-889 OR1268-665 OR1268				
Owners Name:	DC708 LLC				
Address::	2704 VIA MURANO CLEARWATER, FL 33764				

AK:	1541494	Parcel ID:	00441800-000000	Physical Location:	KEY LARGO	
Legal Description:	THOMPSONS SUBD-KEY LARGO PB1-147 LOT 3 SQR 9 OR542			-166 OR1873-673D/C OR1873-675(LC)		
Owners Name:	HOGAN ALICE ANN			LOS GATOS, CA 95033		
Address::	18000 MADRONE DRIVE					
AK:	1541443	Parcel ID:	00441750-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 20 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR1308-882(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1541460	Parcel ID:	00441770-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 22 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR1308-882(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1540455	Parcel ID:	00440760-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 3 THOMPSONS SUBD-KEY LARGO PB1-147 G65-54-			55 OR424-1094-1095 OR1088-1259(V)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1540439	Parcel ID:	00440740-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 1 THOMPSONS SUBD-KEY LARGO PB1-147 G65-54-			55 OR424-1094-1095 OR1088-1259(V)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1615790	Parcel ID:	00497930-000000	Physical Location:	149 OCEAN SHORES DR KEY LARGO	
Legal Description:	BK 3 LT 2 AMD & EXT PLAT OF KEY LARGO OCEAN SHRS P			B4-18 OR340-558 OR421-529-530 C		
Owners Name:	SARMIENTO MANUEL & ISABEL					
Address::	149 OCEAN SHORES DR			KEY LARGO, FL 33037		
AK:	1541281	Parcel ID:	00441590-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 4 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-1			075 OR1308-882(JB)		
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address::	3706 N ROOSEVELT BLVD SUITE 1			KEY WEST, FL 33040		
AK:	1620785	Parcel ID:	00502900-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 9 LT 5 KEY LARGO BEACH ADDITION KEY LARGO PB4-2			2 OR410-666 OR410-667-668 OR766-		
Owners Name:	HILL FAMILY INVESTMENTS INC					
Address::	P O BOX 273			KEY LARGO, FL 33037		
AK:	1541419	Parcel ID:	00441720-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 8 LT 17 THOMPSONS SUBD-KEY LARGO PB1-147 OR617-			375 OR822-1049 OR946-27 OR1151-		
Owners Name:	LOPEZ RAMON IRREVOCABLE TRUST AGREE DTD 1/1/91					
Address::	11338 SW 161ST PL			MIAMI, FL 33196		
AK:	1542440	Parcel ID:	00442750-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 12 LT 19 THOMPSONS SUBD KEY LARGO OR589-87 OR65			4-307Q/C OR669-225 OR2018-1419 C		
Owners Name:	MONROE COUNTY					
Address::	500 WHITEHEAD ST			KEY WEST, FL 33040		
AK:	1540633	Parcel ID:	00440940-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 5 LT 21 THOMPSONS SUBD-KEY LARGO PB1-147 OR531-			1075 OR619-243Q OR619-244Q OR6		
Owners Name:	GRIFFIN ROLFE					
Address::	9 N BOUNTY LN			KEY WEST, FL 33040		
AK:	1620874	Parcel ID:	00502990-000000	Physical Location:	607 PORTIA CIR KEY LARGO	
Legal Description:	BK 10 LT 9 KEY LARGO BEACH ADDITION KEY LARGO PB4-			22 OR472-694 OR977-65 OR1439-187		
Owners Name:	FILECCI GAETANO B & PIA TRS (THE FILECCI FAM TR 5/14/03)					
Address::	607 PORTIA CIR			KEY LARGO, FL 33037		
AK:	1616893	Parcel ID:	00499040-000000	Physical Location:	142 OCEAN SHORES DR KEY LARGO	
Legal Description:	KEY LARGO OCEAN SHORES ADDM PB4-12 LOTS 19 20 & 21			BLK 7 OR554-844 C J DOCKET 10-1:		
Owners Name:	HARLING DONN N JR & SHER A					
Address::	136 OCEAN SHORES DRIVE			KEY LARGO, FL 33037		
AK:	1620718	Parcel ID:	00502830-000100	Physical Location:	KEY LARGO	
Legal Description:	KEY LARGO BEACH KEY LARGO PB2-149 WLY 60 FT OF LA			KE LARGO OR442-879/81 OR1546-6		
Owners Name:	HILL FAMILY INVESTMENTS INC					
Address::	P O BOX 273			KEY LARGO, FL 33037		

AK:	1620165	Parcel ID:	00502300-000000	Physical Location:	KEY LARGO	
Legal Description:	BK 4 LT 25 KEY LARGO BEACH PB2-149 KEY LARGO OR538			-690 OR795-991QC OR867-1316		
Owners Name:	KNAPP PATRICIA WRIGHT			NORTH HOLLYWOOD BEACH, FL 33019		
Address::	5900 NORTH SURF ROAD					
AK:	8981842	Parcel ID:	00498810-000102	Physical Location:	133 OCEAN BAY DR 2 KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM UNIT 2 & 19.32%			COMMON ELEMENTS OR1776-1/2 C		
Owners Name:	LUTHER PETER J & SHERRY M			JUPITER, FL 33458		
Address::	128 SAVONA					
AK:	8981853	Parcel ID:	00498810-000103	Physical Location:	133 OCEAN BAY DR 3 KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM UNIT 3 OR1732-2			0/22 OR1854-127/30 OR2161-1512/14		
Owners Name:	CAJIGAS ADRIANA			KEY LARGO, FL 33037		
Address::	133 OCEAN BAY DR NBR 3					
AK:	8981864	Parcel ID:	00498810-000104	Physical Location:	133 OCEAN BAY DR 4 KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM UNIT 4 & 19.32%			COMMON ELEMENTS OR1709-509/		
Owners Name:	RAMOSKI WAYNE & ANA & KASSAB JUAN & DOROTHY T/C			KEY BISCAWAYNE, FL 33149		
Address::	241 GREENWOOD DR					
AK:	8981886	Parcel ID:	00498810-000201	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNIT			1 & 4.70% COMMON ELEMENTS OR		
Owners Name:	UNIT 1 OCEAN SHORES VILLAS LLC			MIAMI, FL 33173		
Address::	9743 SW 57 ST					
AK:	8981897	Parcel ID:	00498810-000202	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNI			T 2 & 9.73% COMMON ELEMENTS (
Owners Name:	LUTHER PETER J & SHERRY M			JUPITER, FL 33458		
Address::	128 SAVONA					
AK:	8981908	Parcel ID:	00498810-000203	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNIT			3 OR1732-20/23 OR1854-127/29 OR2		
Owners Name:	CAJIGAS ADRIANA			KEY LARGO, FL 33037		
Address::	133 OCEAN BAY DR NBR 3					
AK:	8981919	Parcel ID:	00498810-000204	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNIT			4 & 2.10% COMMON ELEMENTS OF		
Owners Name:	RAMOSKI WAYNE & ANA & KASSAB JUAN & DOROTHY T/C			KEY BISCAWAYNE, FL 33149		
Address::	241 GREENWOOD DR					
AK:	8981941	Parcel ID:	00498810-000206	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNIT			6 & 2.10% COMMON ELEMENTS OR		
Owners Name:	H2OK ONE INC			LAKE WORTH, FL 33463		
Address::	5085 CANAL DR					
AK:	8981930	Parcel ID:	00498810-000205	Physical Location:	133 OCEAN BAY DR KEY LARGO	
Legal Description:	OCEAN SHORES VILLAS, A CONDOMINIUM DOCK SLIP UNIT			5 & 2.03% COMMON ELEMENTS OR		
Owners Name:	JOVER JUAN M & AHONEN KENNETH R/S			MIAMI BEACH, FL 33139		
Address::	100 LINCOLN RD PH-6					
AK:	9074132	Parcel ID:	00498150-000100	Physical Location:	NONE AVAILABLE	
Legal Description:	AMD & EXT PLAT OF KEY LARGO OCEAN SHORES PB 4-18 K			EY LARGO WLY 10' LOT 1 BK 4		
Owners Name:	CERRA ALINA C			MIAMI, FL 33165		
Address::	9390 SW 34 ST					
AK:	1616524	Parcel ID:	00498660-000000	Physical Location:	134 OCEAN SHORES DR KEY LARGO	
Legal Description:	BK 6 LTS 17 & 18 AMENDED AND EXTENDED PLAT OF KEY			LARGO OCEAN SHORE KEY LARGO		
Owners Name:	CRISPIN WILLIAM K AND EVE			KEY LARGO, FL 33037		
Address::	134 OCEAN SHORES DR					



APPENDIX F



Jeb Bush
Governor

Department of Environmental Protection

South District, Marathon Branch Office
2796 Overseas Highway, Suite 221
Marathon, Florida 33050-4276
Telephone 305/289-2310

Colleen M. Castille
Secretary

January 17, 2006

Upper Keys Planning Team Director
Monroe County Planning Department
88800 Overseas Highway
Tavernier, FL 33070

Re: Monroe County - ERP
Florida Keys EMA
Key Largo Fisheries

Dear Sir/Madam:

This letter supersedes the Department's initial letter of coordination dated, December 9, 2005 and is based on additional information provided by The Craig Company regarding the proposed project. The Department issued Environmental Resources Permit (ERP) Permit No. 44-0105726-001 and a subsequent modification (Permit No. 44-0105726-002; please find copy enclosed) in March 2001. The work being proposed currently, the addition of eleven (11) boat slips was approved as part of Permit No. 44-0105726-002 and as such will not require a new ERP. However, Permit No. 44-0105726-002 will expire on March 7, 2006. If the proposed project has not commenced by March 7, 2006 then a new permit will be required to accomplish the work proposed.

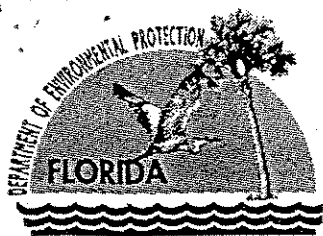
If you have any questions regarding the application you may contact me at the letterhead address or by telephone at (305) 289-2310 or via E-mail at Jerry.Buckley@dep.state.fl.us.

Sincerely,

Jerry Buckley
Environmental Specialist II
Submerged Lands and
Environmental Resources Program

"More Protection, Less Process"

Printed on recycled paper.



Jeb Bush
Governor

Department of Environmental Protection

South District
P.O. Box 2549
Fort Myers, Florida 33902-2549

David B. Struhs
Secretary

FILE

March 20, 2001

Key Largo Fisheries
c/o Glen Boe
Glen Boe and Associates, Inc.
6807 Overseas Highway
Marathon, Florida 33050

RE: Monroe County - ERP
Florida Keys Ecosystem Management Area
Permit File no. 44-0105726-001
Permit Modification No. 44-0105726-002

Dear Mr. Boe:

We are in receipt of your request for modifications of the referenced permit. Permit #44-0105726-001 is changed as follows:

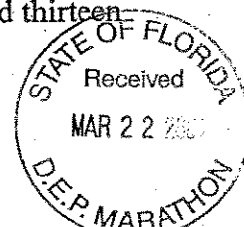
Project Description:

From: Install two docking structures; 1- one thousand seven hundred and forty (1,740) square foot floating dock consisting of a four (4) ft. wide by eleven (11) ft. long access with an eight (8) ft. wide by two hundred and twelve (212) ft. long terminal platform and thirteen (13) mooring pilings, 2 - a one thousand four hundred and forty (1,440) square foot fixed marginal dock consisting of an eight (8) ft. wide by one hundred and eighty (180) ft. long platform and twelve (12) mooring pilings.

To: Install three docking structures; 1- one thousand seven hundred and forty (1,740) square foot floating dock consisting of a four (4) ft. wide by eleven (11) ft. long access with an eight (8) ft. wide by two hundred and twelve (212) ft. long terminal platform and thirteen (13) mooring pilings, 2 - a one thousand four hundred and forty (1,440) square foot fixed marginal dock consisting of an eight (8) ft. wide by one hundred and eighty (180) ft. long platform and twelve (12) mooring pilings, 3 - a one thousand eight hundred and eighty eight (1,888) square foot floating dock consisting of a four (4) ft. wide by twelve (12) ft. long access with an eight (8) ft. wide by two hundred and thirty (230) ft. long terminal platform and thirteen (13) mooring pilings. Install 14 fender pilings.

"More Protection, Less Process"

Printed on recycled paper.



Permit Drawings:

Add: Permit drawings 2 sheets, DEP permit #44-0105176-002, revised date stamped 2/26/00 and 3/01/01.

Specific Conditions:

Add: 8. The additional docking facility authorized by this permit modification shall provide only 11 additional slips.

9. In order to ensure that manatees are not adversely affected by the construction activities authorized by this permit, the permittee shall adhere to the following conditions:

a. The contractor instructs all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water-related activities for the presence of manatee(s), and shall implement appropriate precautions to ensure protection of the manatee(s).

b. All construction personnel are advised that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972, the Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act. The permittee and/or contractor may be held responsible for any manatee harmed, harassed, or killed as a result of construction activities.

c. Prior to commencement of construction, the prime contractor involved in the construction activities shall construct and display at least two temporary signs (placards) concerning manatees. For all vessels, a temporary sign (at least 8 1/2" X 11") reading "Manatee Habitat/Idle Speed In Construction Area" will be placed in a prominent location visible to employees operating the vessels. In the absence of a vessel, a temporary sign (at least 2' X 2') reading "Warning: Manatee Habitat" will be posted in a location prominently visible to land based, water-related construction crews.

A second temporary sign (at least 8 1/2" X 11") reading "Warning, Manatee Habitat: Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment. Any collision with and/or injury to a manatee shall be reported immediately to the Florida Marine Patrol at 1-800-DIAL-FMP" will be located prominently adjacent to the displayed issued

construction permit. Temporary notices are to be removed by the permittee upon completion of construction.

d. Siltation barriers are properly secured so that manatees cannot become entangled, and are monitored at least daily to avoid manatee entrapment. Barriers must not block manatee entry to or exit from essential habitat.

e. All vessels associated with the project operate at "idle speed/no wake" at all times while in the construction area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

f. If manatees are seen within 100 yards of the active daily construction/dredging operation all appropriate precautions shall be implemented to ensure protection of the manatee. These precautions shall include the operation of all moving equipment no closer than 50 feet of a manatee. Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment.

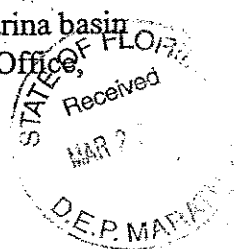
g. Any collision with and/or injury to a manatee shall be reported immediately to the Florida Marine Patrol (1-800-DIAL-FMP) and to the Office of Protected Species Management (850) 922-4330.

h. The contractor maintains a log detailing sightings, collisions, or injuries to manatees should they occur during the contract period. A report summarizing incidents and sightings shall be submitted to the Florida Fish and Wildlife Conservation Commission, Bureau of Protected Species Management, 620 South Meridian Street, Tallahassee, Florida 32399-1600. This report must be submitted annually or following the completion of the project if the contract period is less than a year.

10. In order to provide protection to manatees during the operation of this facility, the permittee shall adhere to the following conditions:

a. Permanent manatee information display sign(s) will be installed to increase the awareness of boaters using docking facilities of the presence of manatees and of the need to minimize the threat of boats to these animals.

b. Prior to the facility opening and beginning operations, the permittee will install a permanent manatee information and/or awareness sign at the marina basin boat ramp. Department of Environmental Protection, Marathon Branch Office,



2796 Overseas Highway, Suite 221, Marathon, FL 33050. Attached is a list of sign suppliers. All signs must be installed facing land.

c. A notarized verification letter shall be forwarded to the Department's Marathon Office as soon as the sign is installed. This verification letter must contain a statement that the permanent sign was installed at the designated location. All signs and pilings remain the responsibility of the owner(s) and are to be maintained for the life of the facility in a manner acceptable to the Department.

11. As mitigation, the applicant has agreed to wrap all timber CCA pressure treated pilings associated with the permitted project (including project 44-0105726-001) with plastic (i.e., PVC) sleeves in such a manner as to reduce the leaching of deleterious substances from the pilings.

The sleeves shall be installed concurrently with the installation of the pilings, shall extend from

at least 6" below the level of the substrate to at least 1' above the seasonal high water line and shall be maintained over the life of the facility.

12. Within 90 days of permit issuance, the permittee shall execute a recorded binding agreement with the Department to ensure compliance with Specific Condition #11, notwithstanding the expiration date of this permit. A sample binding agreement is attached to this permit. A draft agreement will be submitted to the DEP Marathon office with 60 days of permit issuance for review and modification as necessary.

This letter (notice) must be attached to your permit and becomes a part of that permit. The permit expiration date, all general and specific conditions of the permit and monitoring requirements shall remain unchanged.

A copy of your request for a modification has been sent to the US Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit. Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency. For further information, you should contact the Miami office of the USACOE.

This modification is hereby granted unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57 of the Florida Statutes, before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

This permit modification is hereby granted. This action is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under sections 120.569 and 120.57 of the Florida Statutes as provided below. If a

sufficient petition for an administrative hearing is timely filed, this action automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Therefore, on the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department.

Mediation is not available.

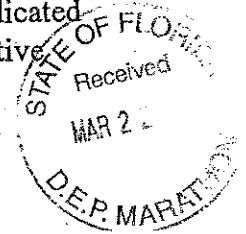
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Under rule 62-110.106(4) of the Florida Administrative Code, a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rules 28-106.111(2) and 62-110.106(3)(a)(4), petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under section 120.60(3) of the Florida Statutes, must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative



hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

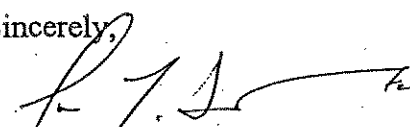
A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Under sections 120.569(2)(c) and (d) of the Florida Statutes, a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

This permit modification constitutes an order of the Department. Subject to the provisions of paragraph 120.68(7)(a) of the Florida Statutes, which may require a remand for an administrative hearing, the applicant has the right to seek judicial review of the order under section 120.68 of the Florida Statutes, by the filing of a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the

appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the order is filed with the Clerk of the Department.

Sincerely,


Richard W. Cantrell
Director of
District Management

RWC/jr
enclosures
3 drawings
3 pages
cc: United States Army Corps of Engineers, Miami
file, DEP-Marathon

CERTIFICATE OF SERVICE

This is to certify that this MODIFICATION OF CONDITIONS and all copies were mailed before the close of business on March 20, 2001 to the listed persons.

Clerk Stamp

FILING AND ACKNOWLEDGMENT

FILED, on this date,
pursuant to §120.52(9),
F.S., with the designated
Department Clerk, receipt
of which is hereby acknow-
ledged.

L. Baruch 3-20-01
(Clerk) (Date)



**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Re: File No. 44-0105726-002-ES
Monroe County

BINDING AGREEMENT

Key Largo Fisheries, Inc. and the State of Florida, Department of Environmental Protection ("Department") agree as follows:

1. Key Largo Fisheries, Inc. has submitted an application for, and the Department has issued, Environmental Resource permit number 44-0105726-001 and 002, authorizing the installation thirty five (35) mooring pilings and fourteen (14) fender pilings in a manmade boat basin:

Lots 1 through 5, Block 9, lot 1, block 10, & Part of Lake Largo, Key Largo Beach subdivision according to the Plat thereof as recorded in Plat Book 2, page 149, of the Public Records of Monroe County, Florida.

2. Such permit has been issued upon a finding by the Department that Key Largo Fisheries has provided reasonable assurances that the construction of the installation of thirty five (35) mooring pilings and fourteen (14) fender pilings will not cause applicable water quality standards to be violated and will not be contrary to the public interest.

3. Key Largo Fisheries, Inc and the Department agree that such reasonable assurances have been provided only if certain general and specific conditions are met. All conditions of Permit Number 44-0105726-001 and 002, are incorporated herein.

4. Key Largo Fisheries, Inc agrees and acknowledges its obligation in meeting the above-referenced water quality and public interest test, notwithstanding that the permit expires on March 7, 2006. They shall evidence that obligation by agreeing and adhering to the following conditions as specified in Specific Condition 11 of Permit No.44-0105726-002:

All timber CCA pressure treated pilings associated with the permitted project shall be wrapped with plastic (i.e., PVC) sleeves in such a manner as to reduce the leaching of deleterious substances from the pilings. The sleeves shall be installed concurrently with the installation of the pilings, shall extend from at least 6" below the level of the substrate to at lease 1' above the seasonal high water line and shall be maintained over the life of the facility.

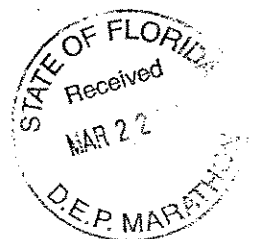
This Agreement is an Order under Chapter 120, Florida Statutes, enforceable by the Department utilizing the remedies provided by Chapters 403 and/or 373 and 120, Florida Statutes.

This Agreement shall constitute a covenant running with the land and is binding upon Key Largo Fisheries, Inc their successors and assigns who have a legal interest in the structure.

These covenants shall be recorded in the public records of Monroe County within thirty (30) days from the execution of this Agreement. A copy of the recorded Agreement shall be submitted to the Department within five (5) days of recording.

Key Largo Fisheries, Inc. hereby warrants that said property is not encumbered by any lien, mortgage, or other encumbrance which may impair the enforceability of these restrictions in the event that Key Largo Fisheries, Inc. becomes divested of title.

(This area intentionally left blank)



This agreement is entered into in consideration of the issuance by the Department of Permit
No.44-0105726-002.

Key Largo Fisheries, Inc

DATED _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MONROE

Execution of the foregoing was acknowledged before me this ____ day
of _____, 2001, by _____.

They are personally known to me or
and _____ as identification and did/did not take an oath.

(Affix Notary Seal)

Notary Public
My commission expires:

DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Richard W. Cantrell
District Director
South Florida District

Dated _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

Execution of the foregoing was acknowledged before me this ____ day
of _____, 2001, by _____.

They are personally known to me or
and _____ as identification and did/did not take an oath.

(Affix Notary Seal)

Notary Public
My commission expires

NORTH

REVISED: 12-28-00

APPLICANT:
KEY LARGO FISHERIES INC.
PROJECT:
DOCKING FACILITY & FENDER PILES

SITE PLAN

SHEET 2 OF 3
SCALE: 1"=100'
SCALE IN FEET
100 200

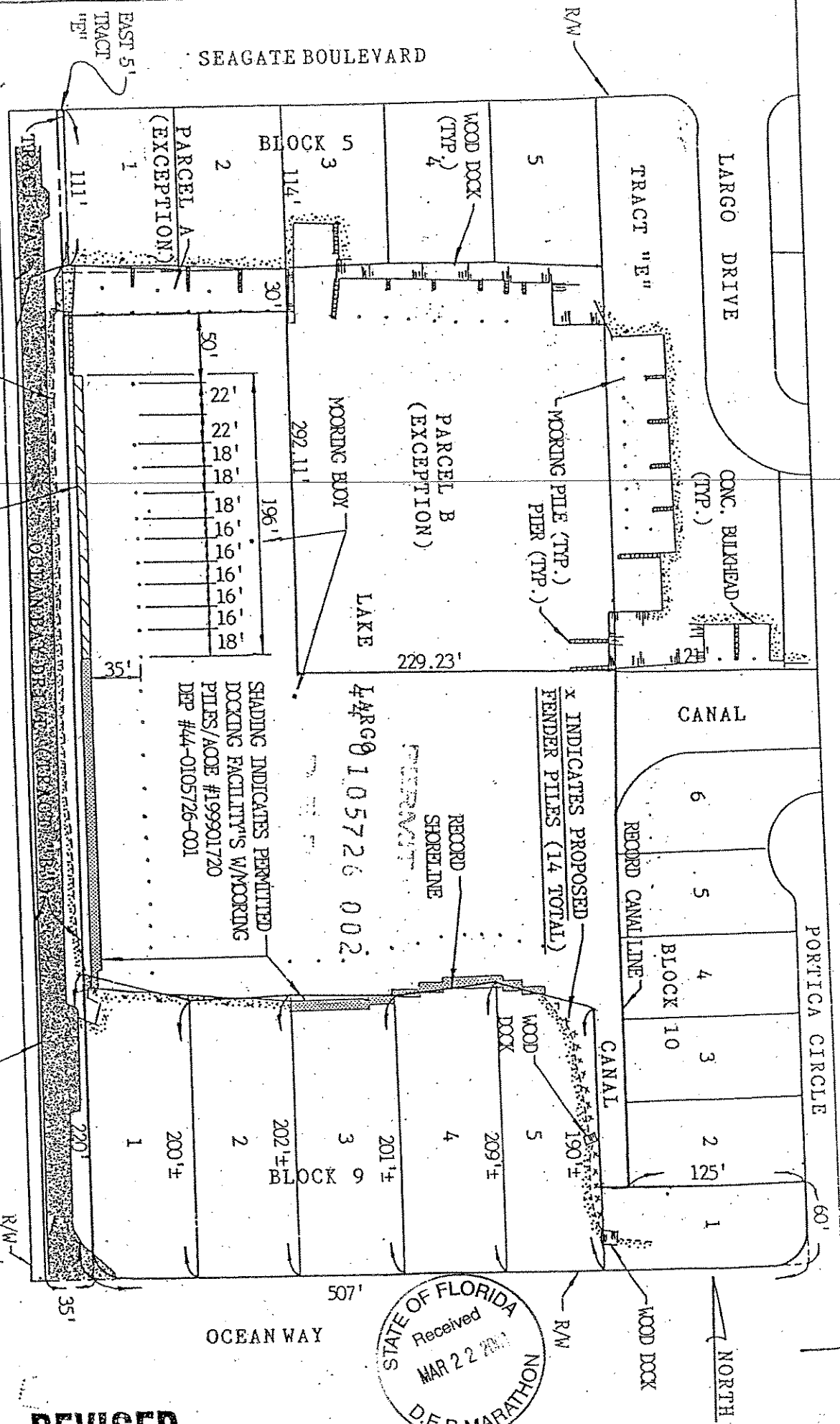
AGENT:
CLINT BOE & ASSOCIATES, INC.

6807 OVERSEAS HIGHWAY
MARATHON, FL 33050
(305) 743-9121 FAX 743-9197

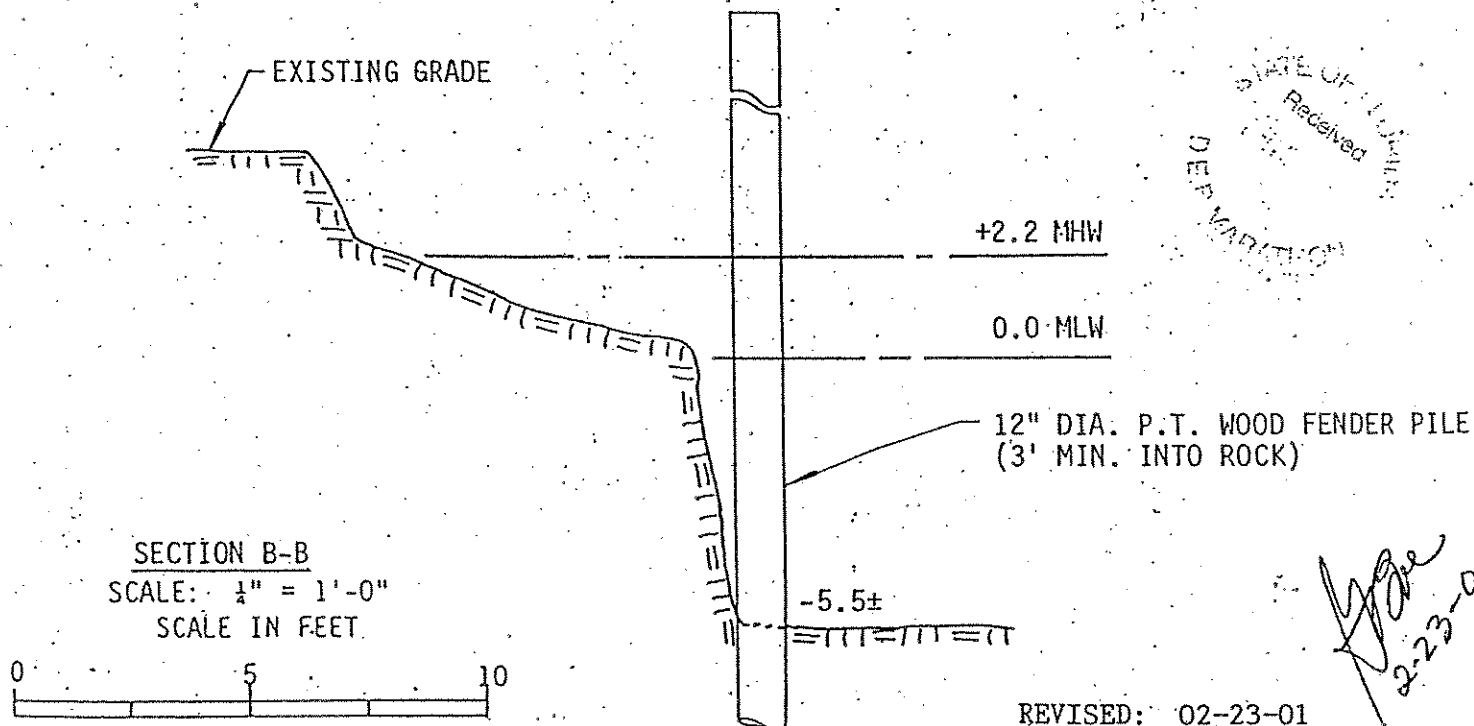
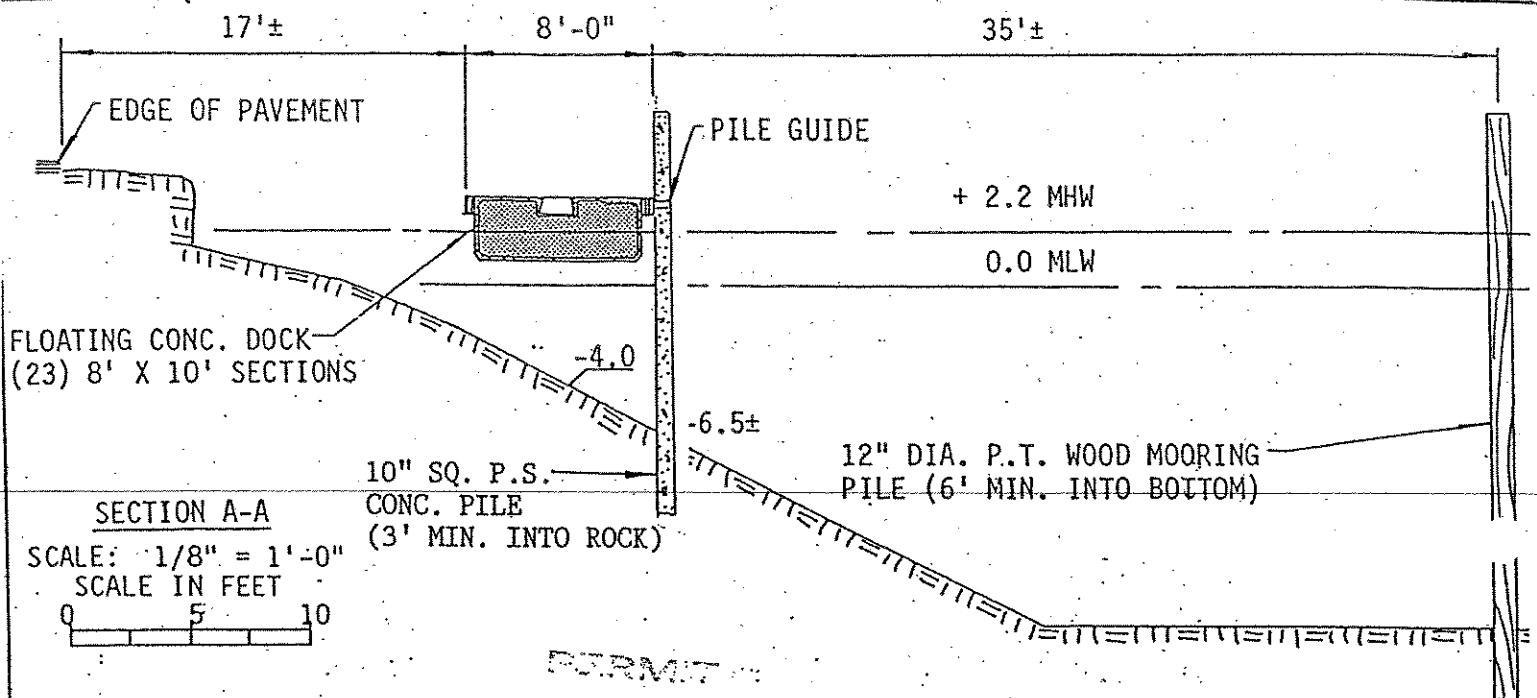
STATE OF FLORIDA
Received
MAR - 1 2001
D.E.P. MARATHON PAVEMENT

STATE OF FLORIDA
Received
MAR 22 2000
D.E.P. MARATHON

REVISED



REVISED
2-26-01



REVISED: 02-23-01

APPLICANT:
KEY LARGO FISHERIES INC.

PROJECT:
DOCKING FACILITY & FENDER PILE

SECTION A & B
SHEET 3 OF 3
SCALE AS SHOWN

AGENT:
GLEN BOE & ASSOCIATES, INC.
6807 OVERSEAS HIGHWAY
MARATHON, FL 33050
(305) 743-9121 FAX 743-9197

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

TRANSMITTAL



FAXED

1/10/06

- ☒ VIA FAX 305-526-7184
- ☒ VIA MAIL
- ☐ VIA HAND DELIVERY
- ☐ VIA FEDERAL EXPRESS
- ☐ VIA EMAIL

Mailing address: P. O. Box 970
Key West, FL 33041-0372

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: jodell@craigcompany.com

Date: January 10, 2006

To: Megan Clouser, Project Manager
Department of the Army
Jacksonville District Corps of Engineers
Miami Regulatory Office
11420 N. Kendall Dr., Suite 104
Miami, FL 33176-1039

From: Jodell Roberts

CC: Tom Hill, Key Largo Fisheries 305-451-3215
File

Subject: Key Largo Fisheries, Permit Number 199901720 (LP-PK)

Message:

Ms. Clouser –

Per our telephone conversation today, attached is a copy of the above permit already issued for the property. With regards to the enclosed and coordination of this project with the Monroe County Planning Department, please provide me with a copy of your correspondence with the County. Thank you.

Transmitting

- ☐ Correspondence
- ☐ Prints
- ☐ Other: Materials

Reply Immediately

- ☐ By fax
- ☐ By phone
- ☐ By letter
- ☐ By express delivery

Permittee: Key Largo Fisheries, Inc.

Permit Number: 199901720(LP-PK) RCVD SAPP 11/21/00, LTR OUT
01/05/01, LTR OUT 04/05/02

If the work authorized is not completed on or before
October 4, 2007, this authorization, if not previously
revoked or specifically extended, shall cease and be null and
void.

Please refer to the attached form, *Notification of
Administrative Appeal Options and Process*, concerning your
options on acceptance of this permit.

If you have any questions regarding this permit
authorization, please contact Paul Kruger at the letterhead
address above or by telephone at 305-526-7185.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

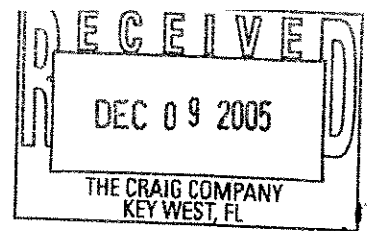
Susan R. Kaynos
for James G. May
Colonel, U.S. Army
District Engineer

Enclosures



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
MIAMI REGULATORY OFFICE
11420 N. KENDALL DRIVE, SUITE 104
MIAMI, FL 33176-1039



DEC 09 2005

Miami Field Office

LETTER OF PERMISSION COORDINATION

Permit Application No. 1999-1720 (LP-MLC)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Key Largo Fisheries

WATERWAY & LOCATION: The project is located on Lake Largo, adjacent to the Atlantic Ocean, located at 1313 Ocean Bay Drive, legally described as the westerly 60 feet of Lake Largo, in Section 33, Township 62 South, Range 39 East, Key Largo, Florida, Monroe County (MM±99).

Directions to the site are as follows: Take U.S. 1 North to MM±99. The project site will be on the east side of the Highway.

LATITUDE & LONGITUDE: Latitude 25° 5m 13.75s
Longitude -80° 26m 29.37s

PROPOSED WORK: The applicant proposes to modify an existing boat docking facility by adding 11 new boat slips.

ENDANGERED SPECIES: The U.S. Army Corps of Engineers (Corps) has determined the project may affect the West Indian manatee or its designated critical habitat. The Corps will initiate formal consultation with this determination via separate correspondence from the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act based on the Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida dated July 2005.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act of 1996. The proposal would impact approximately 1400 square feet of aquatic resources considered essential habitat for Federally managed species and associated species as identified by the South Atlantic Fisheries Management Council. Our initial determination is that the proposed action may substantially affect EFH because of the presence of submerged aquatic vegetation in the project footprint. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

IMPACT ON CULTURAL RESOURCES: Review of information provided by the applicant indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished.

KEYS MITIGATION INDEX GUIDELINES (MIG): As part of the evaluation of your project, a functional assessment for resource impacts utilizing the mitigation index guidelines established for the Florida Keys will be performed.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Megan Clouser at the letterhead address, by electronic mail at Megan.L.Clouser@saj02.usace.army.mil, by fax at 305-526-7184, or by telephone at 305-526-7182.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Clouser', written in a cursive style.

Megan Clouser
Project Manager

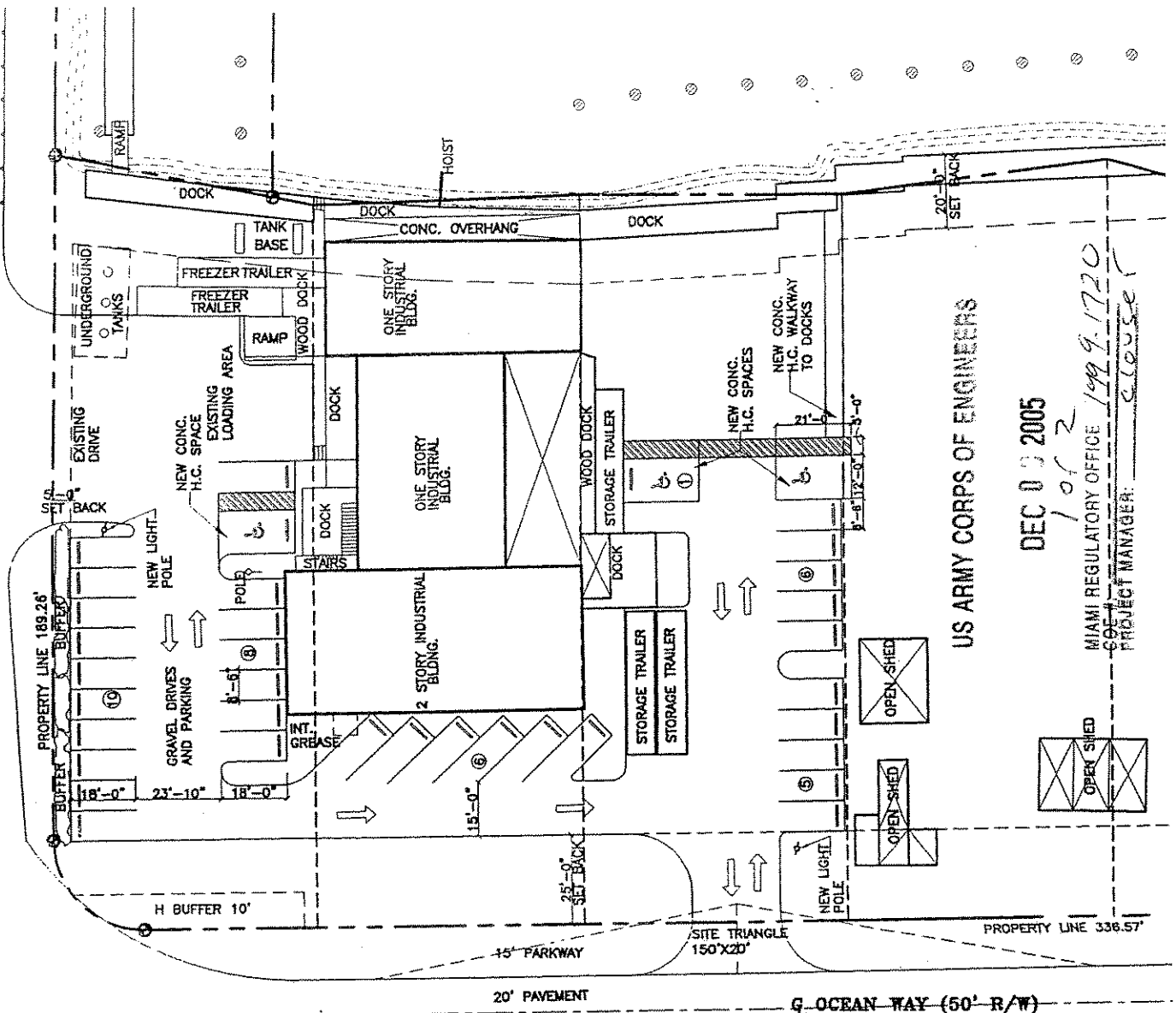
FWS, Vero Beach
NMFS, HCD, Miami
NMFS PRD, St. Petersburg
EPA, Marathon
SHPO, Tallahassee,
NOAA/Florida Keys National Marine Sanctuary
Florida Park Service, Hobe Sound
DEP, Marathon
FWC

Applicant:
HILL FAMILY INVESTMENTS INC
P O BOX 273
Key Largo, FL 33037

Agent:
Jodell Roberts
The Craig Company
P.O. Box 970
Key West, FL 33041-0970

Adjacent owners:
MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
3706 N ROOSEVELT BLVD SUITE 1
Key West, FL 33040

GRIFFIN ROLFE
9 N BOUNTY LN
Key Largo, FL 33037



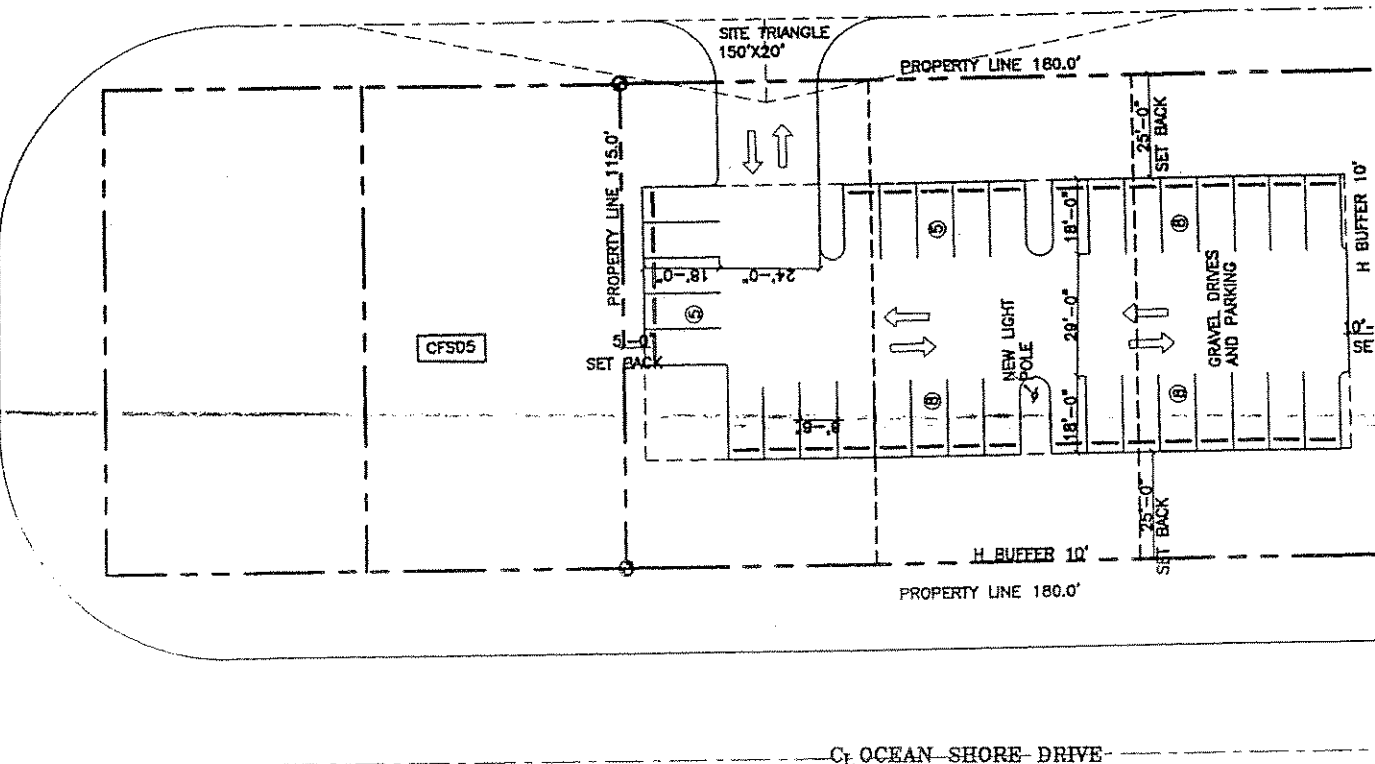
US ARMY CORPS OF ENGINEERS

DEC 0 0 2005

1 of 2

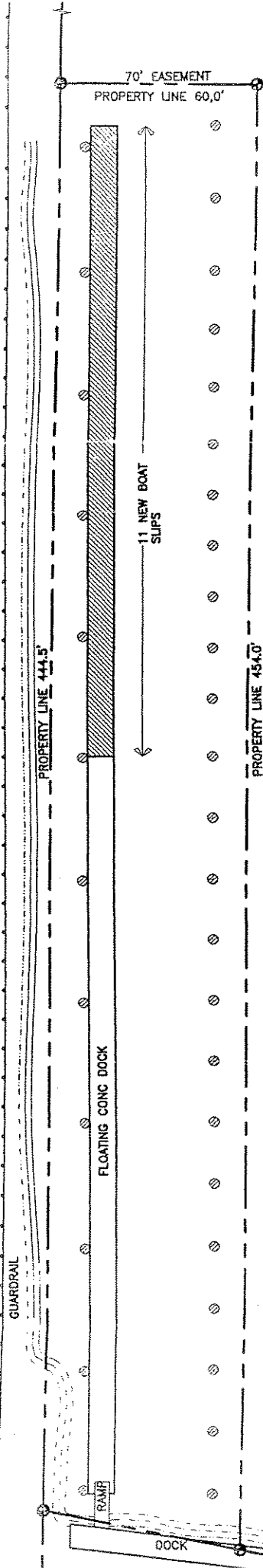
MIAMI REGULATORY OFFICE 1999.1720

PROJECT MANAGER: *close*



C_L OCEAN SHORE DRIVE

9 OCEAN BAY DRIVE



SITE DATA - MAIN LOT	
LAND USE :COMMERCIAL SPECIAL FISHING DISTRICT (CSFD5)	
SITE AREA: 71259 S.F.	
SETBACKS	
F=25'	
S=10'/15'	
R=20'	
EAR/OPEN SPACE CALCULATIONS	
COMMERCIAL FISHING (12566 S.F. OF INDUSTRIAL+928 S.F. OF OFFICE=13492 S.F.)	
FAR PROPOSED 18.93% ALLOWED 40%	
COMMERCIAL RETAIL (880 S.F.)	
FAR PROPOSED 9.54% ALLOWED 34%	
OPEN SPACE RATIO	
REQUIRED 20% (14252 S.F.)	
PROPOSED 20.1% (14323 S.F.)	
PARKING REQUIREMENTS 70 SPACES REQUIRED	
70 SPACES PROPOSED	

SITE DATA OFF SITE PARKING	
LAND USE :COMMERCIAL SPECIAL FISHING DISTRICT (CSFD5)	
SITE AREA: 21600 S.F.	
SETBACKS	
F=25'	
S=10'/15'	
R=25'	
OPEN SPACE RATIO	
REQUIRED = 20% (4320 S.F.)	
PROPOSED =50.03% (10808 S.F.)	

US ARMY CORPS OF ENGINEERS

DEC 0 2005

MIAMI REGULATORY OFFICE
COE # 1720
PROJECT MANAGER: 110228

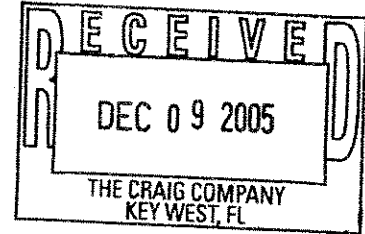


SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

Environmental Resource Regulation Department
November 21, 2005



Director Upper Key Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Dear Director:

Subject: Key Largo Fisheries, Monroe County

District staff has reviewed the information submitted on November 15, 2005 regarding the above referenced project. Based on the submitted information, it appears that an Environmental Resource Permit will be required. However, in accordance with the "Operating Agreement Concerning Regulation Under Part IV, Chapter 373, F.S., Between South Florida Water Management District and Department of Environmental Protection" Part II, A.1.i., the Environmental Resource Permit Application should be processed by the Florida Department of Environmental Protection (FDEP). Please contact Mr. George Kinney at the FDEP office in Marathon at (305) 289-2310 to discuss this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos de Rojas".

Carlos de Rojas, P.E.
Senior Supervising Engineer
Surface Water Management Division

CDR

c: Monroe County Engineer
FDEP-Marathon – George Kinney
ACOE-Marathon – Rick Malloy
The Craig Company – Ms. Jodell Roberts

GOVERNING BOARD

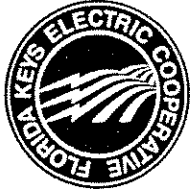
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Alice J. Carlson
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Nicolás J. Gutiérrez, Jr., Esq.

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FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. - FKEC

91605 OVERSEAS HIGHWAY P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

November 21, 2005

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Re: Coordination Letter – Key Largo Fisheries

Dear Sir:

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the subject lots.

If three-phase service is required, this may result in extra costs to be borne by the developer. Easements may be required.

Provide three sets of plans including complete electrical load calculations for the proposed project. We can then execute a meter location.

FKEC policy dictates that the property owner for us to serve must obtain all necessary governmental permits.

Very truly yours,

A handwritten signature in black ink that reads "Tom Roebeling". The signature is fluid and cursive.

Tom Roebeling
Staking Technician

TR:rjb

cc: Tim Planer
John M. Burch
Jodell Roberts, The Craig Company

**Florida Department of Transportation****JEB BUSH
GOVERNOR****District 6 Permit Office
1000 N.W. 111 Avenue, Room 6207
Miami, Florida 33172-5800
Telephone (305) 470-5367
Fax (305) 470-5443****DENVER J. STUTLER, JR.
SECRETARY**

November 18, 2005

**Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070****SUBJECT: Key Largo Fisheries
1313 Ocean Bay Drive**

Dear Sir or Madam:

The Department has reviewed the information recently submitted by The Craig Company for the above referenced project and offers the following: any development which does not include a direct access connection to the State highway system and which does not abut the Department's right-of-way is not required to be permitted by this agency.

Non-binding pre application meeting are held weekly in which staff are available to meet to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

If you have any further questions, please call me or Mr. Samael Estévez at (305) 470-5367.

Sincerely,

**Ali Al-Said, P.E.
District Permits Engineer**cc: - Walter McDowell
- File



Monroe County Fire Rescue
Office of the Fire Marshal
490-63rd Street
Marathon, FL 33050
(305) 289-6010 Phone
(305) 289-6013 Fax

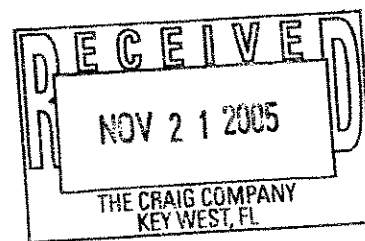


BOARD OF COUNTY COMMISSIONERS

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Mayor Pro Tem Charles "Sonny" McCoy, District 3
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5

November 16, 2005

Jodell Roberts
The Craig Company
600 White St.
Key West Fl. 33040



RE: Key Largo Fisheries

Dear Ms. Roberts:

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the Key Largo Fisheries project to be located at Key Largo, Fl.

- The Fire Marshal's Office enforces the Florida Fire Prevention Code, Florida Building Code, the National Fire Protection Association (NFPA 1), Life Safety Code 101, 2000 edition and related NFPA standards as applicable.
- Approved fire hydrants and fire wells shall be provided for buildings to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA). In addition, all fire wells shall be located by the Fire Marshal's Office prior to installation, and certified as 1000 g.p.m. prior to acceptance.
- If an automatic sprinkler system and/or standpipe system is required pursuant to FSS 553.895(2), system shall be installed per NFPA 13 or 13R.
- If a fire alarm is required pursuant to FSS 553.895(2), system shall be installed per NFPA 70 and 72.
- Provide the Fire Marshal's Office with a copy of the coordination letter with the Florida Keys Aqueduct Authority (FKAA), Engineering Dept., regarding fire hydrant installation and adequate fire flow for fire sprinkler system per project requirements.

Monroe County Fire Rescue

Office of the Fire Marshal

490-63rd Street

Marathon, FL 33050

(305) 289-6010 Phone

(305) 289-6013 Fax

Note: In the event that the FKAA cannot provide adequate fire flow to this location, a site plan shall be provided indicating the proposed location of the water storage tank and fire pump installation.

After a review of the proposed site plan the docks shall be required to have fire protection. A dry stand pipe with hose cabinets designed by a fire protection engineer.

It is understood that after conceptual approval of the project has been granted, preliminary fire protection plans, to include improvements to water supply via fire hydrant and/or fire well, shall be submitted to the Fire Marshal's Office prior to final plan review for issuance of a building permit. The Key Largo Volunteer Fire & Rescue Dept. provides fire suppression service to the proposed project location.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Romero".

Arthur "Wally" Romero
Assistant Fire Marshal
Monroe County Fire Rescue

cc: Chief Clark O. Martin, Monroe County Fire Rescue
Joe Paskalik, Senior Building Official
Aref Joulani, Growth Management
Dave DaCquesto, Island Team Planner

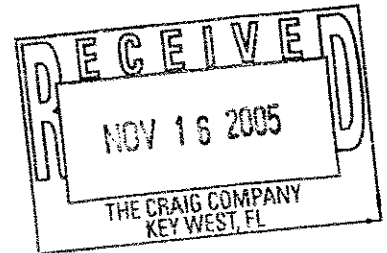
Jeb Bush
Governor



M. Rony François, M.D., M.S.P.H., Ph.D.
Secretary

November 15, 2005

Jodell Roberts
Planning Technician
The Craig Company
P.O. Box 970
Key West, Florida 33041-0970



Re: Modification to Key Largo Fisheries
Letter of Coordination

Dear Ms. Roberts,

This letter will acknowledge receipt of your recent request for a letter of coordination for the proposed project to modify the existing Key Largo Fisheries to accommodate 11 additional boat slips and additional parking.

The Monroe County Health Department is the permitting authority for new establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection.

A complete Plan Review to determine compliance with the provisions of chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes is required when a completed application with all required documents is submitted to this department. The proposed onsite sewage treatment and disposal system must comply with the minimum requirements that are in effect at the time the application is submitted.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health program of Monroe County and the State of Florida is greatly appreciated.

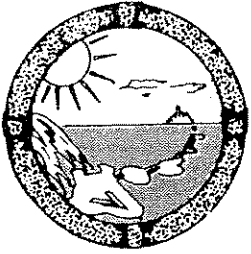
Yours truly,

A handwritten signature in black ink, appearing to read "William Brookman".
William Brookman MPH
Environmental Specialist III

CC: Upper Keys Planning Team / Monroe County Planning Department

MONROE COUNTY HEALTH DEPARTMENT
Environmental Health Services
85960 Overseas Highway Suite 5
Islamorada, Florida 33036
Phone: (305) 853-1900 FAX: (305) 853-1909





Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com

Mary L. Rice
Chairman
Marathon

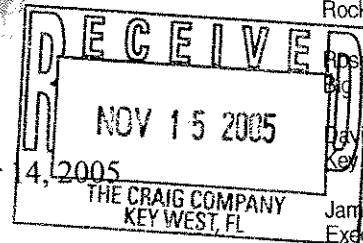
J. Robert Dean
Vice-Chairman
Key West

Elena Z. Herrera
Secretary/Treasurer
Rockland Key

Rosa M. Dell
Big Pine Key

David C. Ritz
Key Largo

James C. Reynolds
Executive Director



November 4, 2005

Jodell Roberts
The Craig Company
P.O. Box 970
Key West, FL 33041-0970

RE: Existing FCAA Account # 21349
Key Largo Fisheries 1313 Ocean Bay Drive Key Largo

Dear Ms. Roberts:

This letter will serve as proof that a preliminary coordination process has begun.

Our records indicate that there is an 12" water main located in front of the above referenced site on Ocean Bay Drive and a 6" water main on Ocean Way and they appear adequate to serve this project. However a final determination cannot be made until a complete set of Architectural plans have been reviewed. System Development fees may be due should any water using fixtures be added to the proposed docks.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

Edgar F. Nicolle, Jr.
Distribution Design Manager

EFN/cma

cc: Margaret Gil, Customer Service Manager KW
Kip Waite, Administrative Assistant/SDF

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

November 8, 2005

Mr. Winston Hobgood
US Fish & Wildlife Service
1339 20th Street
Vero Beach, FL 32960

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: jodell@craigcompany.com

Subject: Key Largo Fisheries – Coordination
Letter

Dear Mr. Hobgood:

On behalf of our client, Hill Family Investments, Inc., we are submitting an application for an Amendment to Conditional Use to modify the existing Key Largo Fisheries as shown on the attached site plan. Pursuant to Monroe County's development approval process we are requesting a letter of coordination. Enclosed is your Technical Assistance Coordination Form.

Key Largo Fisheries is located on Lake Largo in Key Largo at mile marker 99.5, south of US Highway 1 on the east side of Ocean Bay Drive between Seagate Boulevard and Ocean Bay Drive. The address is 1313 Ocean Bay Drive. The Real Estate Numbers for the property are 00502870-000000, 00502890-000000, 00502900-000000, and 00502830-000100. In addition, enclosed are a survey of the property and aerial photograph of the site.

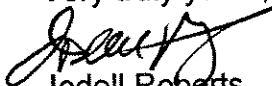
The existing property will be modified by the addition of 11 new boat slips to an existing docking facility that has 12 boat slips. Further, designated parking spaces are provided for the site, with the parking configuration on site modified and off site parking provided across Ocean Way to the south on Lots 3, 4 and 5, Block 1 of the Amended Plat of Key Largo Shores. The Real Estate Numbers for the off site parking area are 00497620-000000, 00497630-000000 and 00497640-000000. A copy of the survey for the off site parking is attached.

Please review the enclosed documentation with reference to your area of expertise and send your approval/comments to:

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway,
Tavernier, FL 33070

Please send me a copy of your letter in the attached self-addressed envelope. If you have any questions, please feel free to call. Thank you.

Very truly yours,



Jodell Roberts
Planning Technician

Enclosures

Request For
U. S. Fish and Wildlife Service Technical Assistance in Coordination
with the Federal Emergency Management Agency (FEMA)
Monroe County Growth Management Program

THE FOLLOWING INFORMATION SHOULD BE SUBMITTED TO ALLOW A TIMELY REVIEW OF YOUR PROJECT PROPOSAL. PLEASE ALLOW **30 DAYS** FOR A WRITTEN RESPONSE FROM OUR OFFICE.

Form	Winston Hobgood
Must Be	FWS, South Florida Ecological Services Office,
MAILED TO:	1339 20 th Street, Vero Beach, FL 32960-3559

PLEASE PRINT CLEARLY OR TYPE; USE ADDITIONAL SHEETS IF NECESSARY.

1. **Property Owner Name:** Hill Family Investments, Inc.

Address: 1313 Ocean Bay Drive, Key Largo, Florida 33037

Phone Number: (305) 451-3782

Fax Number: (305) 451-3215

2. **Agent Name (if applicable):** The Craig Company

Address: Physical: 600 White Street, Key West, FL 33040 Mailing: P.O. Box 970, Key West, FL 33041-0970

Phone Number: (305) 294-1515

Fax Number: (305) 292-1525

3. **Property Location** Street (w/number if known): 1313 Ocean Bay Drive, Key Largo, Florida 33037

Lot: 1, 2, 3, 4 and 5 Block: 9 and a part of Lake Largo Subdivision: Key Largo Beach Addition and Lake Largo Beach

Key: Key Largo Mile Marker: 99.5 RE Number (Required): 00502870-000000; 00502890-000000; 00502900-000000; 00502830-000100

4 **Detailed directions to the site.** Submit a legible map. Refer to attached location map and aerial photo.

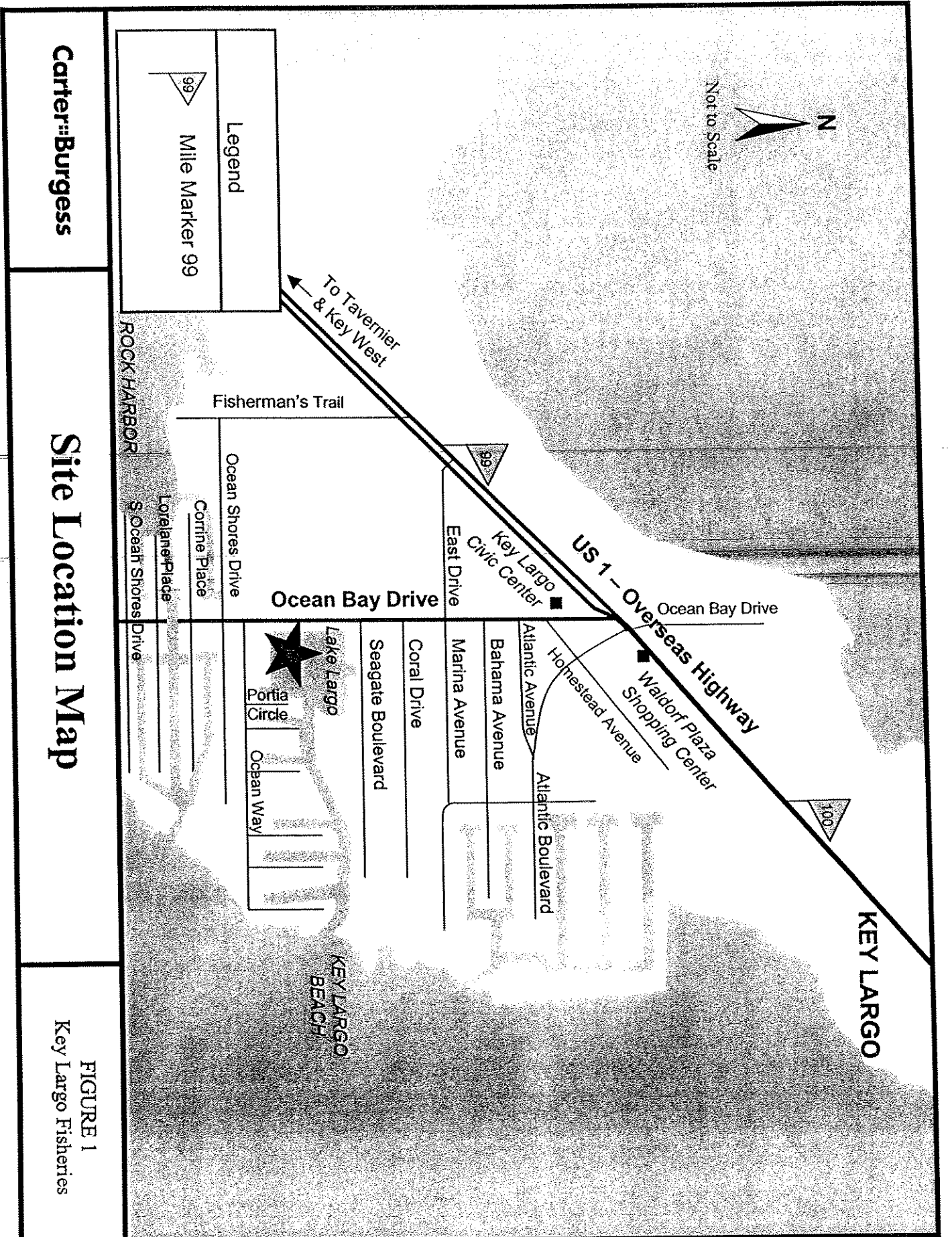
5. **Description of project:** (for example: single-family residence, swimming pool, fence etc . . .)
This site is a currently developed marina known as Key Largo Fisheries. Redevelopment of the site includes the addition of 11 new boat slips to an existing docking facility that has 12 boat slips. Further, designated parking spaces are provided for the site, with the parking configuration on site modified and off site parking provided across Ocean Way to the south on Lots 3, 4 and 5, Block 1 of the Amended Plat of Key Largo Shores. The Real Estate Numbers for the off site parking area are 00497620-000000, 00497630-000000 and 00497640-000000. A copy of the survey for the off site parking is attached.

6. **Description of site conditions:** *REQUIRED:* include a formal biological assessment or "Current Site Conditions" letter from municipality). The site is developed and disturbed.

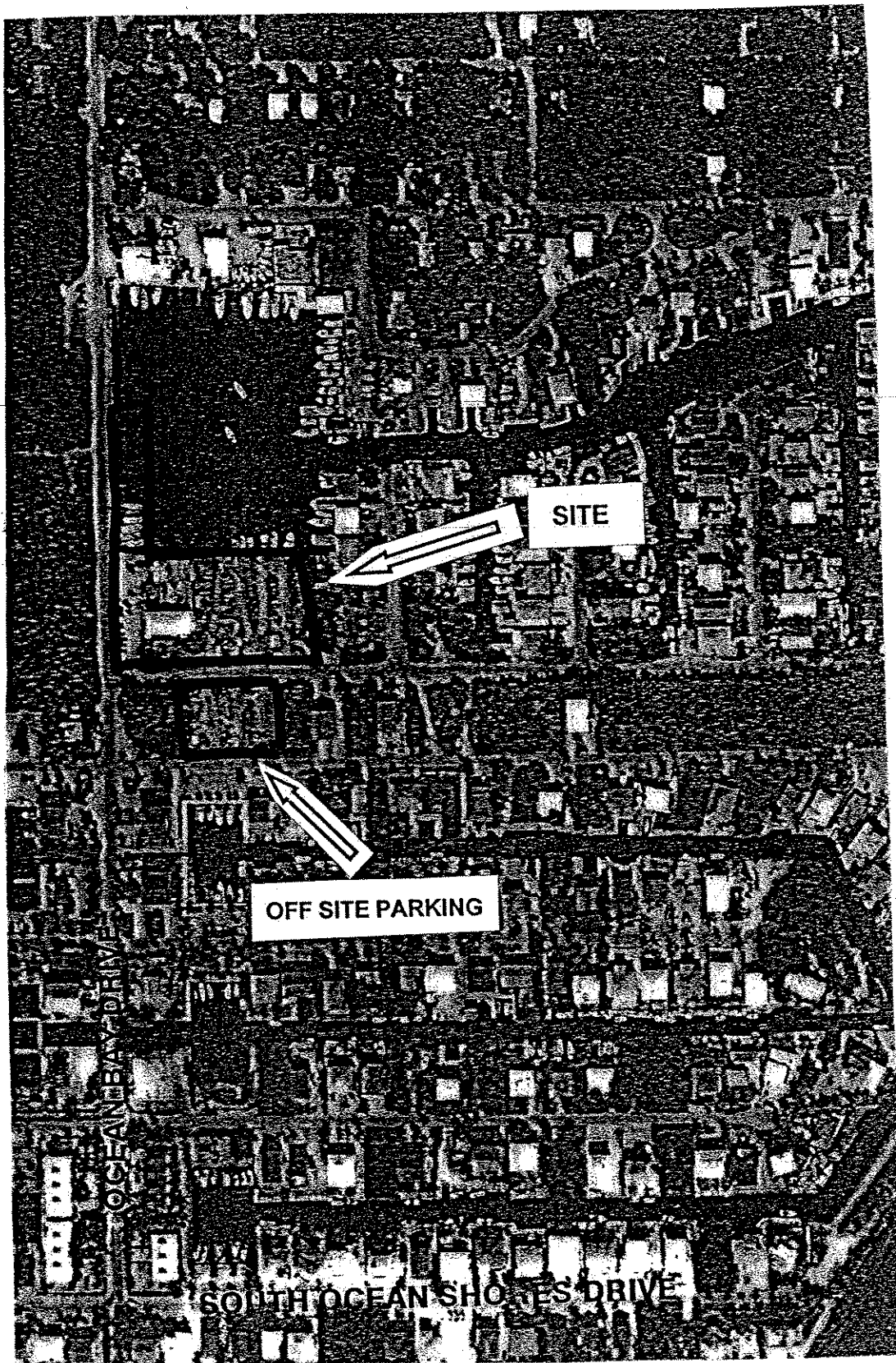
7. **Submit a site plan that accurately depicts the final design of the project.** Plans can be engineered or clearly/accurately hand-drawn. Information submitted will not be returned. Refer to attached site plan.

8. **Additional information:** If land is vegetated, please provide a vegetation survey (from consulting biologist) and photographs, if available. If not vegetated, photographs of the property will suffice. The site is developed and disturbed. Enclosed are photographs of the site.

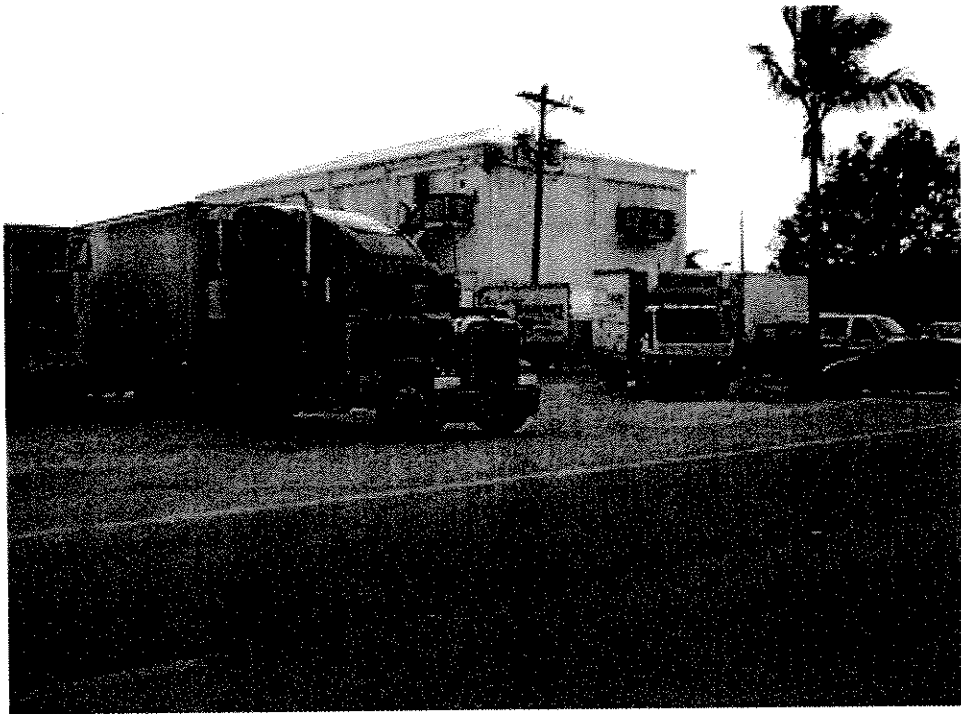
Version: 02/11/04



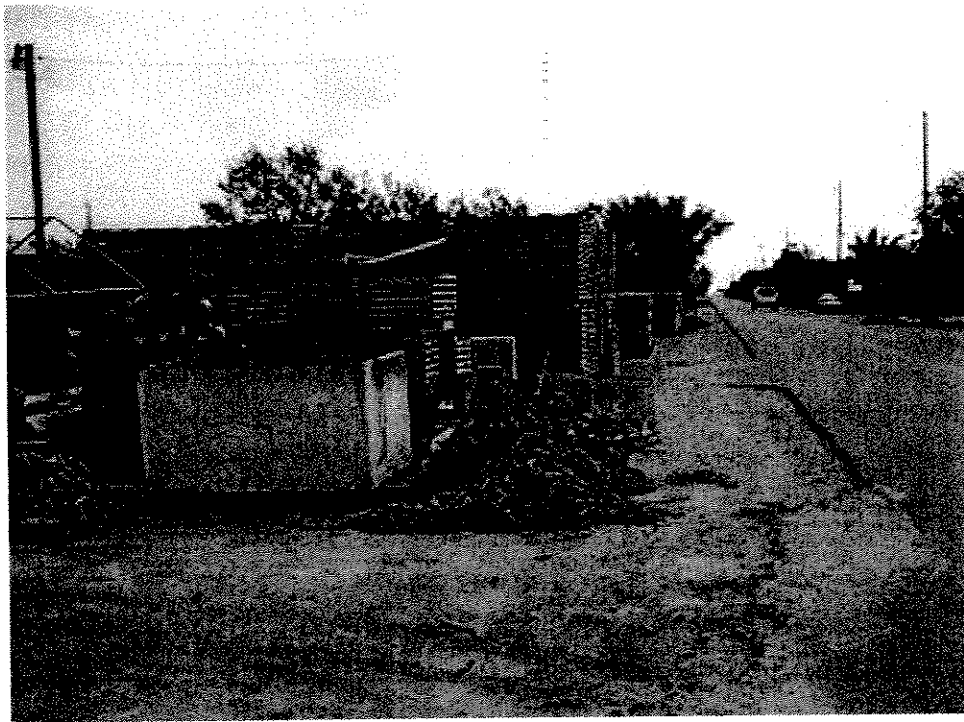
AERIAL PHOTO



SITE PHOTOS – KEY LARGE FISHERIES



West Side of Site - Ocean Bay Drive

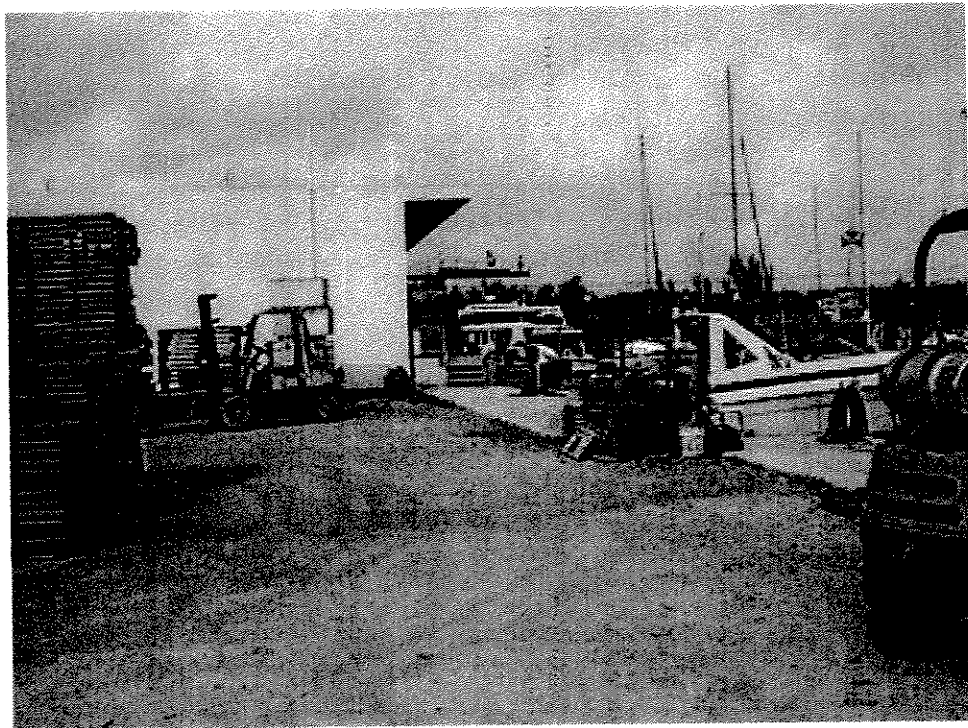


South Side of Site - Ocean Way

SITE PHOTOS – KEY LARGE FISHERIES



Site Interior Facing North

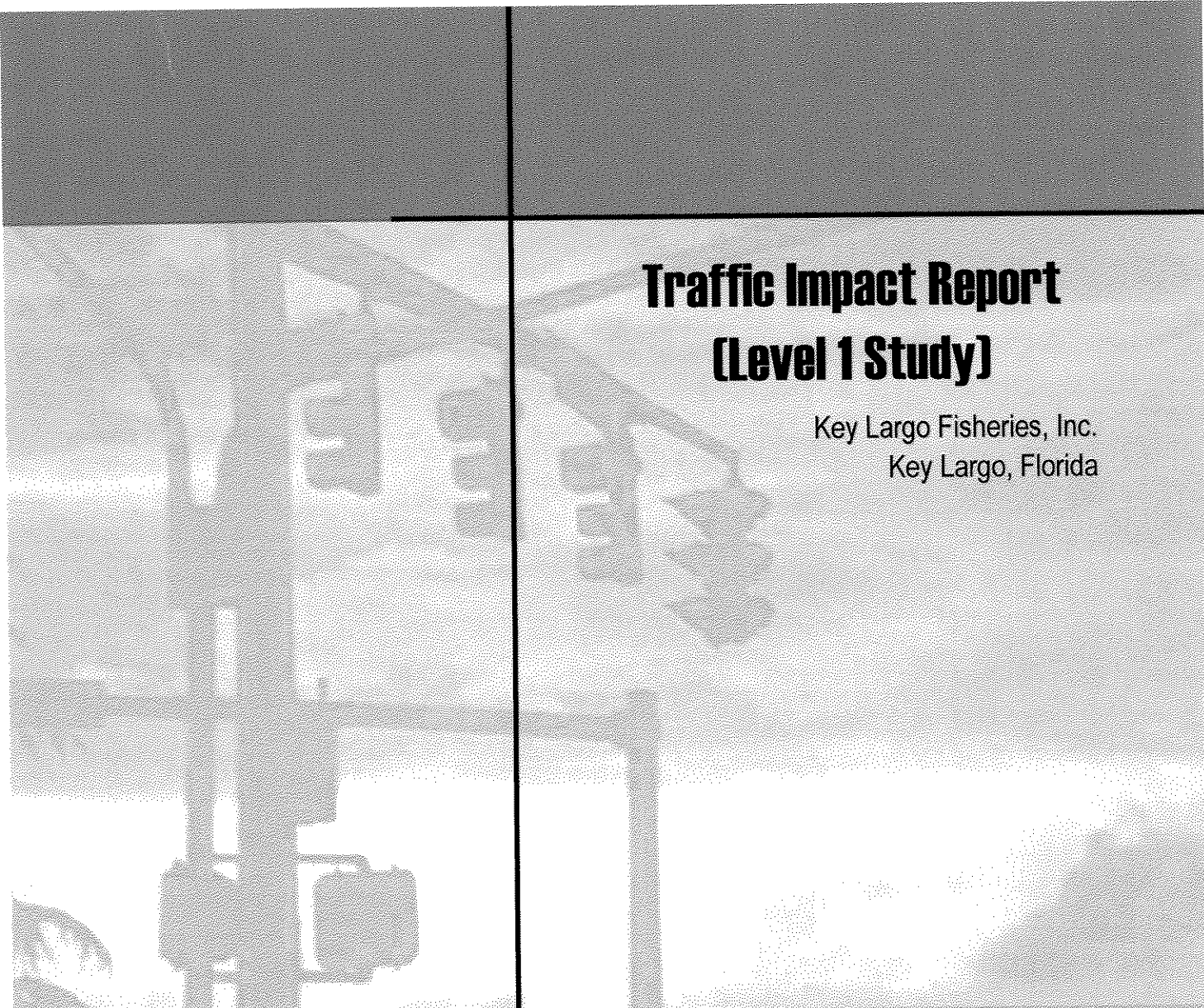


North End of Site at Lake Largo

APPENDIX G

Refer to attached large scale drawings.

APPENDIX H



Traffic Impact Report (Level 1 Study)

Key Largo Fisheries, Inc.
Key Largo, Florida

January 2006

CarterBurgess

January 17, 2006

Mr. James Mattson, Ph.D.
Post Office Box 586
Key Largo, Florida 33037-0586

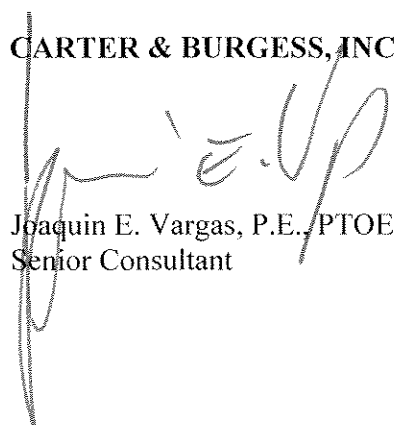
Re: Key Largo Fisheries

Dear Dr. Mattson:

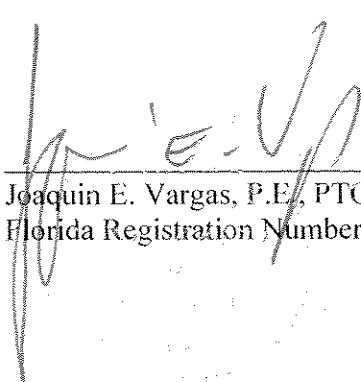
We are pleased to provide you with the results of the traffic impact report in connection with the Key Largo Fisheries project located on the south side of US 1 (Overseas Highway) near milemarker 99.5 in Key Largo, Florida. Carter & Burgess, Inc. accepts responsibility for the content, conclusions and recommendations contained in this study.

Sincerely,

CARTER & BURGESS, INC.



Joaquin E. Vargas, P.E., PTOE
Senior Consultant



Joaquin E. Vargas, P.E., PTOE
Florida Registration Number 44174

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APPENDIX A – Level of Service and Reserve Capacity Table

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INTRODUCTION

Key Largo Fisheries, Inc. is an existing marina located on Lake Largo south of US 1 (Overseas Highway) near milemarker 99.5 in Key Largo, Florida. More specifically, the site is located south of US 1 on the east side of Ocean Bay Drive between Seagate Boulevard and Ocean Bay Drive. The Key Largo Fisheries project involves increasing the number of berths from 24 to 35. A Site Location Map is presented in Figure 1 on the following page.

Carter & Burgess, Inc. has been retained by Key Largo Fisheries to conduct this traffic impact report for the project. This study addresses the anticipated trip generation of the project, the directional distribution of traffic, the average trip length, and the anticipated project traffic impacts along US 1 by milemarker.

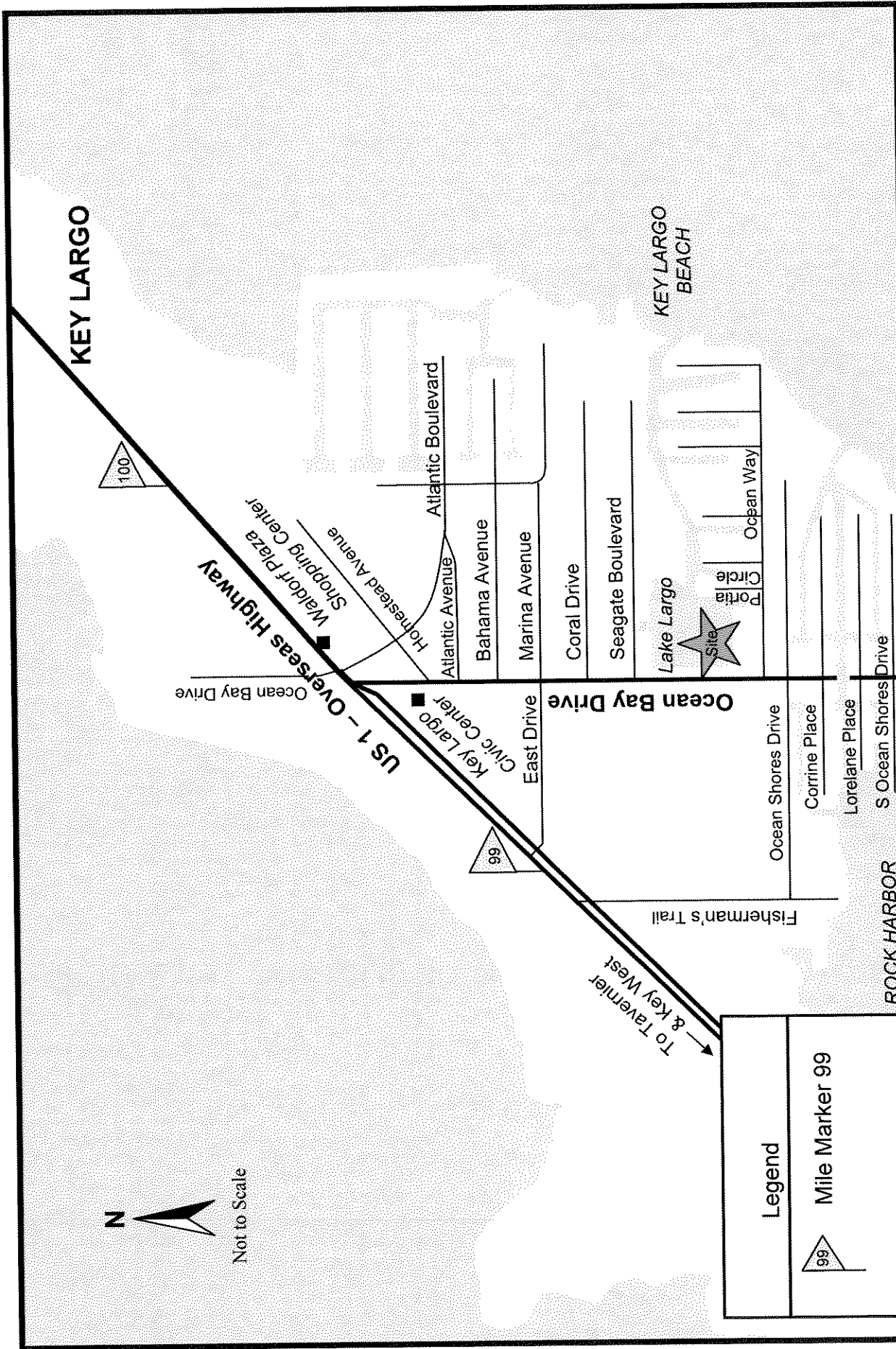


FIGURE 1
Key Largo Fisheries

Site Location Map

CarterBurgess

INVENTORY

Existing Land Use

The site of the Key Largo Fisheries project is currently a marina with a total of 24 berths. Currently there are 12 berths located near the dock that runs along Ocean Bay Drive and 12 berths along the dock that is located north of the lots along Ocean Way. Figure 2 illustrates the existing land uses surrounding the site.

Proposed Land Use

The subject site is proposed to add 11 berths. Therefore, a total of 35 berths will be used for the purpose of this analysis.

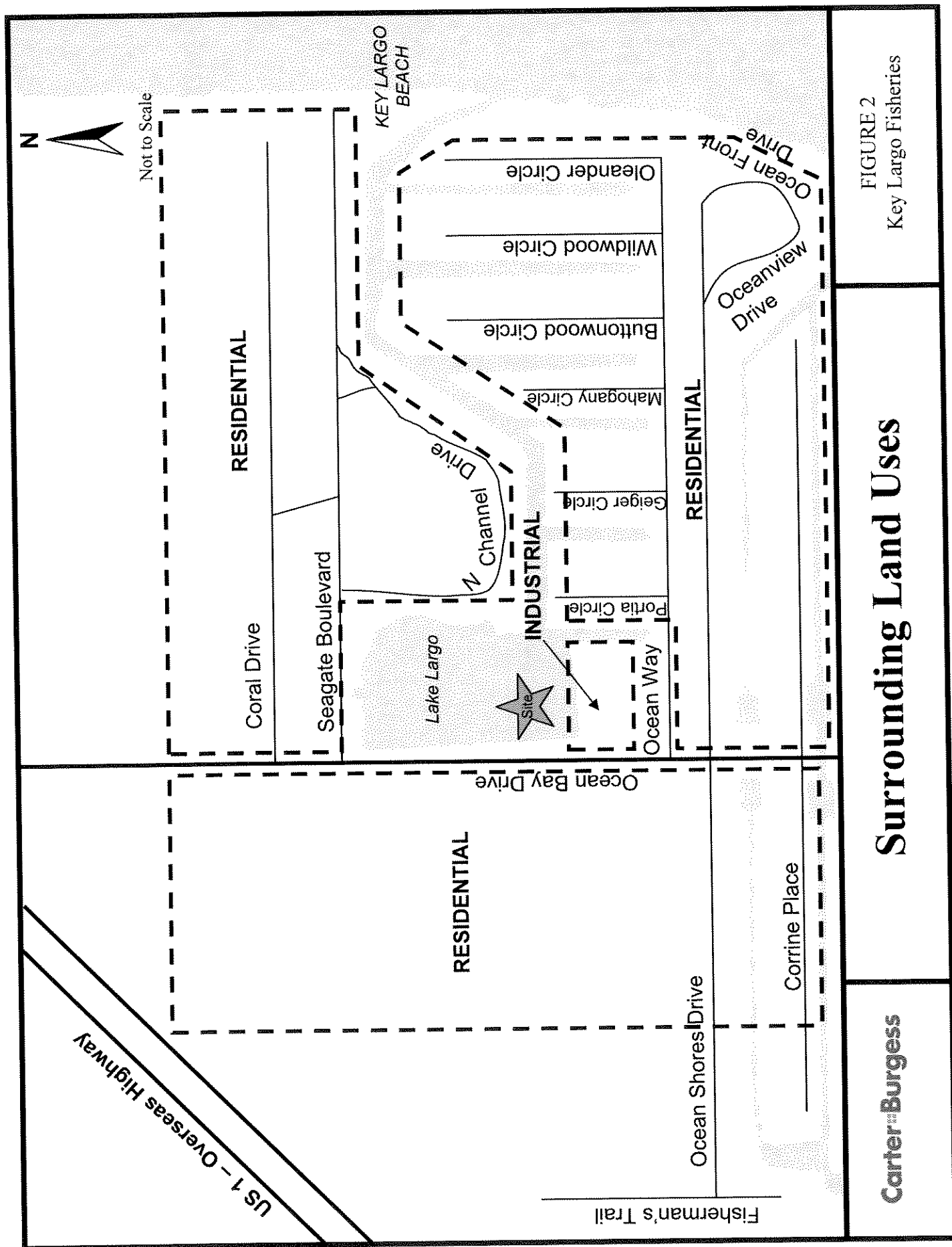


FIGURE 2
Key Largo Fisheries

Surrounding Land Uses

Carter Burgess

TRIP GENERATION

A trip generation analysis documenting the traffic associated with the existing and proposed development was conducted for both daily and PM peak hour conditions. The trip generation was determined using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* report (7th Edition).

The existing and proposed land use for the Key Largo Fisheries project is best described as ITE Land Use #420 – Marina. This facility currently operates with 24 berths and is proposed to operate with a total of 35 berths. The daily and PM peak hour trip generation rates for the existing and proposed marina are as follows:

- Weekday Trip Generation Rate: $T = 2.96 (X)$
where T = number of trips and X = number of berths
- Saturday Trip Generation Rate: $T = 3.22 (X)$
- Sunday Trip Generation Rate: $T = 6.40 (X)$

- **Weighted Average for the Week (Daily):** $T = 3.49 (X)$
- **PM Peak Hour Trip Generation Rate:** $T = 0.19 (X)$

Table 1 shows the results of the trip generation analysis. As indicated in Table 1, the proposed expansion of the Key Largo Fisheries is anticipated to add approximately 38 daily trips and two PM peak hour trips to the transportation network location in the vicinity of the project.

Table 1 Key Largo Fisheries Trip Generation Summary Key Largo, Florida					
Land Use	Size (berths)	Daily Trips	PM Peak Hour Trips		
			In (60%)	Out (40%)	Total
Existing Marina - Land Use #420	24	84	3	2	5
Proposed Marina - Land Use #420	35	122	4	3	7
Difference		38	1	1	2

Source: ITE Trip Generation report (7th Edition).

Compiled by: Carter & Burgess, Inc. (January 2006).

TRIP DISTRIBUTION

A trip distribution analysis was performed based on the nearby population areas, the transportation network, and the location of the subject project. All project-related trips will arrive and depart via US 1 to Ocean Bay Drive. Key Largo is located to the north of the project and Islamorada and Tavernier are located south of the site. Table 2 summarizes the trip distribution of the Key Largo Fisheries project.

Table 2 Key Largo Fisheries Project Trip Distribution US 1 - Key Largo, Florida	
North	55%
South	45%
East	0%
West	0%

Source: Carter & Burgess, Inc. (January 2006).

TRIP LENGTH

The proposed Key Largo Fisheries marina is being expanded primarily to serve the demand for boat docking in the Upper Keys area. Generally, this encompasses an area from Upper Matecumbe Key (Milemarker 79.5) to Key Largo (Milemarker 106). Based upon the foregoing information, it is estimated that the typical maximum trip length in either direction (north and south along US 1 – Overseas Highway) is approximately 20 miles. Likewise, the average trip length was assumed to be half of the maximum trip length, or 10 miles.

TRAFFIC IMPACT ANALYSIS

This section of the report is divided into two parts: 1) link analysis, and 2) US 1 impacts by mile marker.

Link Analysis

The link analysis compares the maximum number of reserve trips on US 1 (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 55% trip distribution, the project will add a maximum of 21 daily trips to Segment Number 23 located immediately adjacent to the project in Key Largo (Milemarker 99.5). According to Monroe County's 2005 Level of Service and Reserve Capacity Table (see Appendix A), Segment Number 23 has 8,446 trips of reserve capacity. Therefore, US 1 through Key Largo has excess capacity to absorb the maximum impacts generated by the Key Largo Fisheries project.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length would be approximately 20 miles. The average trip length was assumed to be half of the maximum trip length, or 10 miles. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 38 new daily trips.

Table 3
Key Largo Fisheries
Arterial Trip Assignment Summary
US 1 - Key Largo, Florida

Project: Key Largo Fisheries **US 1**
Mile Marker: 99.5

Location: Key Largo **ITE**
Land Use: Marina
Category: ITE Land Use #420

Type of Development: Marina **Weighted Average**
Daily Trip
Generation
Rate: T = 3.49 trips/ berth

Project Size: 24 berths
(11 additional berths)

Average Trip Length: 10 Miles

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2005 Reserve Capacity
			24	55%	0%	0	0
38	0%	100%	23	55% / 45%	100%	21	8,446
			22	45%	90%	15	8,081
			21	45%	60%	10	1,057
			20	45%	40%	7	2,769
			19	45%	20%	3	0
			18	45%	0%	0	0

CONCLUSIONS

The Key Largo Fisheries project will add approximately 38 new daily trips to the transportation network. US 1 has adequate capacity to accommodate the traffic impacts generated by this addition.

APPENDIX A

2005 Level of Service and Reserve Capacity Table

2005 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED Limits (mph) Average (mph)		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2005		2004	
										MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	30.2	B	8.2	1,494	N/A	8,456	N/A
2 Boca Chica (5.0 - 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	55.8	A	6.2	4,004	N/A	5,577	N/A
3 Big Coppitt (9.0 - 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	44.7	D	-0.5	0	426	231	N/A
4 Saddlebunch (10.5 - 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	50.9	C	1.3	1,249	N/A	3,945	N/A
5 Sugarloaf (16.5 - 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	46.6	D	-1.0	0	885	489	N/A
6 Cudjoe (20.5 - 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.8	A	6.8	2,315	N/A	2,928	N/A
7 Summerland (23.0 - 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.7	B	5.2	1,394	N/A	2,151	N/A
8 Ramrod (25.0 - 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	47.8	A	7.3	2,780	N/A	2,251	N/A
9 Torch (27.5 - 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	46.8	A	6.3	2,191	N/A	2,478	N/A
10 Big Pine (29.5 - 33.0)	3.4	2-L/U	45	45.0	2.9	37.6	36.4	D	-1.2	0	406	659	N/A
11 Bahia Honda (33.0 - 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	52.6	B	5.0	5,796	N/A	5,698	N/A
12 7-Mile Bridge (40.0 - 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	56.6	A	6.1	6,869	N/A	2,881	N/A
13 Marathon (47.0 - 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	35.2	A	13.2	15,957	N/A	16,000	N/A
14 Grassy (54.0 - 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	49.5	D	-0.4	0	2,225	389	N/A
15 Duck (60.5 - 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.6	B	3.1	1,386	N/A	1,735	N/A
16 Long (63.0 - 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	50.8	C	1.8	2,951	N/A	6,452	N/A
17 L Matecumbe (73.0 - 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	50.0	D	-0.5	0	1,516	0	1,881
18 Tea Table (77.5 - 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.9	D	-0.2	0	835	0	512
19 U Matecumbe (79.5 - 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	39.1	D	-1.4	0	397	257	N/A
20 Windley (84.0 - 86.0)	1.9	2-L/U	45	45.0	7.5	33.0	41.8	A	8.8	2,769	N/A	2,814	N/A
21 Plantation (86.0 - 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	39.4	C	1.1	1,057	N/A	1,753	N/A
22 Tavernier (91.5 - 99.5)	8.0	4-L/D	45/50	47.1	1.0	41.6	47.7	A	6.1	8,081	N/A	8,918	N/A
23 Key Largo (99.5 - 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	44.7	A	7.5	8,446	N/A	9,492	N/A
24 Cross (106.0 - 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	44.4	D	-2.9	0	0	0	67
Overall	108.4					45.0	45.3	C	0.3				

APPENDIX I

PARKING AGREEMENT

This Agreement ("Agreement") is made and entered into on _____, 2006 (this date is to be completed by the last of the parties to execute this Agreement, the "Effective Date") by and between HILL FAMILY INVESTMENTS, INC. a Florida corporation, having its address at P.O. Box 273, Key Largo, Florida 33037 ("HILL") and MONROE COUNTY, a political subdivision of the State of Florida, attn: Director of Planning, having an address at 2798 Overseas Highway, Marathon, Florida 33037 ("COUNTY").

WHEREAS, HILL is the owner of two parcels of land located in Key Largo, Monroe County, Florida which are legally described as the "Key Largo Fisheries Parcel" on Exhibit A hereto and the "Off-Site Parking Parcel" on Exhibit B hereto; and

WHEREAS, the Key Largo Fisheries Parcel is improved with a commercial use and desires to provide a parking facility to serve this use to be located on the Off-Site Parking Parcel described on Exhibit B hereto; and

WHEREAS, the parties have agreed to enter into this Agreement pursuant to Monroe County Code Sections 9.5-352(h) and 9.5-353 in connection with the pending Amendment to Major Conditional Use application filed with the COUNTY for the modification of the Key Largo Fisheries Parcel.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, the parties agree as follows:

1. Off-Site Parking Facility. The parking facility on the Off-Site Parking Parcel shall constitute an area for the parking of vehicles to serve the Key Largo Fisheries Parcel and its employees, lessees, invitees and patrons.
2. Construction and Maintenance of Off-Site Parking. HILL has applied to the COUNTY Planning Department for an Amendment to Major Conditional Use approval requisite to the modification of the Key Largo Fisheries Parcel and the construction of a parking facility of thirty-four (34) parking spaces ("Parking Facility") on the Off-Site Parking Parcel. Once such approval is obtained, HILL will apply for applicable building permits for the construction contemplated by the Amendment to Major Conditional Use. Upon issuance of the permits, HILL will construct the Parking Facility contemporaneously with modifications to the Key Largo Fisheries Parcel and will maintain the Parking Facility in good repair, at it's own expense.
3. Covenant to Run With Land. The benefits and obligations of the covenants herein shall run with the Key Largo Fisheries Parcel and the Off-Site Parking Parcel. Such covenants shall bind and inure to the benefit of the parties hereto and their heirs, legal representatives, assigns and successors. In the event of a violation or breach of these covenants, COUNTY shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to

enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by its duly authorized representative.

Witnesses:

HILL FAMILY INVESTMENTS, INC.

By: _____

MONROE COUNTY, FLORIDA

By: _____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing Agreement was acknowledged before me on this ____ day of _____ 2006, by _____, the _____ of Hill Family Investments, Inc. and the respective witnesses, _____ and _____ either personally known to me or produced Florida drivers licenses as identification.

Notary Public

(SEAL)

Name (typed, printed or stamped)

My commission expires:

On the ____ day of _____, 2006

Exhibit A To Parking Agreement

Legal Description of Key Largo Fisheries Parcel

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 9, KEY LARGO BEACH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 22 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. TOGETHER WITH RIPARIAN RIGHTS

AND:

A PART OF LAKE LARGO, ACCORDING TO THE LAKE LARGO BEACH AND KEY LARGO BEACH ADDITION, ACCORDING TO THE PLATS THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 149 AND PLAT BOOK 4 AT PAGE 22, RESPECTIVELY, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 206 FEET SOUTH OF THE CENTERLINE OF SEAGATE BOULEVARD, ACCORDING TO SAID PLAT OF KEY LARGO BEACH AND 35 FEET EAST OF THE SECTION LINE COMMON TO SECTIONS 32 AND 33, TOWNSHIP 61 SOUTH, RANGE 39 EAST, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT OF WAY LINE OF OCEAN BAY DRIVE; THENCE PROCEED SOUTH ALONG SAID RIGHT OF WAY LINE, 444.50 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE LARGO AT THE NORTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID PLAT OF KEY LARGO ADDITION; THENCE MEANDER SAID SHORELINE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY SIDE OF SAID LOT 1, TO A POINT WHICH IS 60 FEET EAST OF THE SAID EASTERLY RIGHT OF WAY LINE OF OCEAN BAY DRIVE; THENCE PROCEED NORTH AND PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE, 454 FEET, MORE OR LESS TO THE SOUTHERLY SIDE OF A 70 FOOT EASEMENT ADJACENT AND CONTIGUOUS TO THE SOUTH SIDE OF LOT 1, BLOCK 5 OF SAID PLAT OF KEY LARGO BEACH; THENCE PROCEED WEST ALONG THE SOUTHERLY SIDE OF SAID EASEMENT, 60 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH ANY PORTIONS OF TRACT 'A', EITHER CONTAINED IN THE ABOVE DESCRIBED PROPERTY, OR ANY PORTIONS OF TRACT 'A' LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND AND THE RIGHT OF WAY LINE OF OCEAN BAY DRIVE.

Exhibit B
To
Parking Agreement

Legal Description of
Off-Site Parking Parcel

LEGAL DESCRIPTION

*Lots 3, 4 & 5, Block 1 of the "amended
& extended Plat of KEY LARGO OCEAN SHORES",
according to the Plat thereof as recorded in
Plat Book 4 at Page 18 of the public
records of Monroe County, Florida.*

APPENDIX J

Permittee: Key Largo Fisheries, Inc.

Permit Number: 199901720 (LP-PK) RCVD SAPP 11/21/00, LTR OUT
01/05/01, LTR OUT 04/05/02

If the work authorized is not completed on or before
October 4, 2007, this authorization, if not previously
revoked or specifically extended, shall cease and be null and
void.

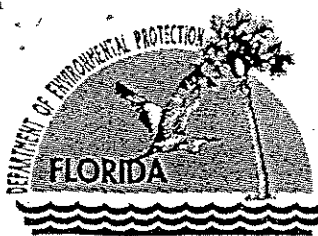
Please refer to the attached form, *Notification of
Administrative Appeal Options and Process*, concerning your
options on acceptance of this permit.

If you have any questions regarding this permit
authorization, please contact Paul Kruger at the letterhead
address above or by telephone at 305-526-7185.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Susan R. Kaynos
for James G. May
Colonel, U.S. Army
District Engineer

Enclosures



Jeb Bush
Governor

Department of Environmental Protection

South District
P.O. Box 2549
Fort Myers, Florida 33902-2549

David B. Struhs
Secretary

FILE

March 20, 2001

Key Largo Fisheries
c/o Glen Boe
Glen Boe and Associates, Inc.
6807 Overseas Highway
Marathon, Florida 33050

RE: Monroe County - ERP
Florida Keys Ecosystem Management Area
Permit File no. 44-0105726-001
Permit Modification No. 44-0105726-002

Dear Mr. Boe:

We are in receipt of your request for modifications of the referenced permit. Permit #44-0105726-001 is changed as follows:

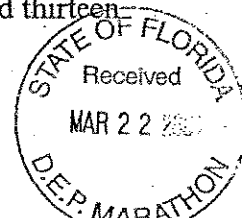
Project Description:

From: Install two docking structures; 1- one thousand seven hundred and forty (1,740) square foot floating dock consisting of a four (4) ft. wide by eleven (11) ft. long access with an eight (8) ft. wide by two hundred and twelve (212) ft. long terminal platform and thirteen (13) mooring pilings, 2 - a one thousand four hundred and forty (1,440) square foot fixed marginal dock consisting of an eight (8) ft. wide by one hundred and eighty (180) ft. long platform and twelve (12) mooring pilings.

To: Install three docking structures; 1- one thousand seven hundred and forty (1,740) square foot floating dock consisting of a four (4) ft. wide by eleven (11) ft. long access with an eight (8) ft. wide by two hundred and twelve (212) ft. long terminal platform and thirteen (13) mooring pilings, 2 - a one thousand four hundred and forty (1,440) square foot fixed marginal dock consisting of an eight (8) ft. wide by one hundred and eighty (180) ft. long platform and twelve (12) mooring pilings, 3 - a one thousand eight hundred and eighty eight (1,888) square foot floating dock consisting of a four (4) ft. wide by twelve (12) ft. long access with an eight (8) ft. wide by two hundred and thirty (230) ft. long terminal platform and thirteen (13) mooring pilings. Install 14 fender pilings.

"More Protection, Less Process"

Printed on recycled paper.



Permit Drawings:

Add: Permit drawings 2 sheets, DEP permit #44-0105176-002, revised date stamped 2/26/00 and 3/01/01.

Specific Conditions:

Add: 8. The additional docking facility authorized by this permit modification shall provide only 11 additional slips.

9. In order to ensure that manatees are not adversely affected by the construction activities authorized by this permit, the permittee shall adhere to the following conditions:

a. The contractor instructs all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water-related activities for the presence of manatee(s), and shall implement appropriate precautions to ensure protection of the manatee(s).

b. All construction personnel are advised that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972, the Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act. The permittee and/or contractor may be held responsible for any manatee harmed, harassed, or killed as a result of construction activities.

c. Prior to commencement of construction, the prime contractor involved in the construction activities shall construct and display at least two temporary signs (placards) concerning manatees. For all vessels, a temporary sign (at least 8 1/2" X 11") reading "Manatee Habitat/Idle Speed In Construction Area" will be placed in a prominent location visible to employees operating the vessels. In the absence of a vessel, a temporary sign (at least 2' X 2') reading "Warning: Manatee Habitat" will be posted in a location prominently visible to land based, water-related construction crews.

A second temporary sign (at least 8 1/2" X 11") reading "Warning, Manatee Habitat: Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment. Any collision with and/or injury to a manatee shall be reported immediately to the Florida Marine Patrol at 1-800-DIAL-FMP" will be located prominently adjacent to the displayed issued

construction permit. Temporary notices are to be removed by the permittee upon completion of construction.

d. Siltation barriers are properly secured so that manatees cannot become entangled, and are monitored at least daily to avoid manatee entrapment. Barriers must not block manatee entry to or exit from essential habitat.

e. All vessels associated with the project operate at "idle speed/no wake" at all times while in the construction area and while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

f. If manatees are seen within 100 yards of the active daily construction/dredging operation all appropriate precautions shall be implemented to ensure protection of the manatee. These precautions shall include the operation of all moving equipment no closer than 50 feet of a manatee. Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment.

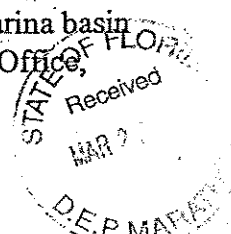
g. Any collision with and/or injury to a manatee shall be reported immediately to the Florida Marine Patrol (1-800-DIAL-FMP) and to the Office of Protected Species Management (850) 922-4330.

h. The contractor maintains a log detailing sightings, collisions, or injuries to manatees should they occur during the contract period. A report summarizing incidents and sightings shall be submitted to the Florida Fish and Wildlife Conservation Commission, Bureau of Protected Species Management, 620 South Meridian Street, Tallahassee, Florida 32399-1600. This report must be submitted annually or following the completion of the project if the contract period is less than a year.

10. In order to provide protection to manatees during the operation of this facility, the permittee shall adhere to the following conditions:

a. Permanent manatee information display sign(s) will be installed to increase the awareness of boaters using docking facilities of the presence of manatees and of the need to minimize the threat of boats to these animals.

b. Prior to the facility opening and beginning operations, the permittee will install a permanent manatee information and/or awareness sign at the marina basin boat ramp. Department of Environmental Protection, Marathon Branch Office,



2796 Overseas Highway, Suite 221, Marathon, FL 33050. Attached is a list of sign suppliers. All signs must be installed facing land.

c. A notarized verification letter shall be forwarded to the Department's Marathon Office as soon as the sign is installed. This verification letter must contain a statement that the permanent sign was installed at the designated location. All signs and pilings remain the responsibility of the owner(s) and are to be maintained for the life of the facility in a manner acceptable to the Department.

11. As mitigation, the applicant has agreed to wrap all timber CCA pressure treated pilings associated with the permitted project (including project 44-0105726-001) with plastic (i.e., PVC) sleeves in such a manner as to reduce the leaching of deleterious substances from the pilings.

The sleeves shall be installed concurrently with the installation of the pilings, shall extend from

at least 6" below the level of the substrate to at least 1' above the seasonal high water line and shall be maintained over the life of the facility.

12. Within 90 days of permit issuance, the permittee shall execute a recorded binding agreement with the Department to ensure compliance with Specific Condition #11, notwithstanding the expiration date of this permit. A sample binding agreement is attached to this permit. A draft agreement will be submitted to the DEP Marathon office with 60 days of permit issuance for review and modification as necessary.

This letter (notice) must be attached to your permit and becomes a part of that permit. The permit expiration date, all general and specific conditions of the permit and monitoring requirements shall remain unchanged.

A copy of your request for a modification has been sent to the US Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit. Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency. For further information, you should contact the Miami office of the USACOE.

This modification is hereby granted unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57 of the Florida Statutes, before the deadline for filing a petition. The procedures for petitioning for a hearing are set forth below.

This permit modification is hereby granted. This action is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under sections 120.569 and 120.57 of the Florida Statutes as provided below. If a

sufficient petition for an administrative hearing is timely filed, this action automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Therefore, on the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department.

Mediation is not available.

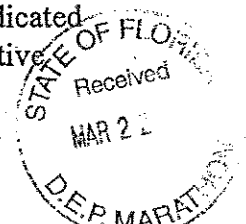
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Under rule 62-110.106(4) of the Florida Administrative Code, a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rules 28-106.111(2) and 62-110.106(3)(a)(4), petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under section 120.60(3) of the Florida Statutes, must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative



hearing within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

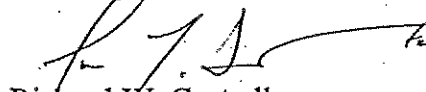
A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Under sections 120.569(2)(c) and (d) of the Florida Statutes, a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

This permit modification constitutes an order of the Department. Subject to the provisions of paragraph 120.68(7)(a) of the Florida Statutes, which may require a remand for an administrative hearing, the applicant has the right to seek judicial review of the order under section 120.68 of the Florida Statutes, by the filing of a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the

appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the order is filed with the Clerk of the Department.

Sincerely,



Richard W. Cantrell
Director of
District Management

RWC/jr
enclosures
3 drawings
3 pages
cc: United States Army Corps of Engineers, Miami
file, DEP-Marathon

CERTIFICATE OF SERVICE

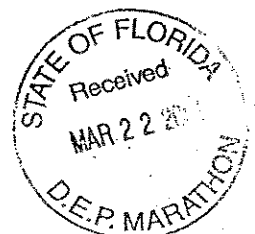
This is to certify that this MODIFICATION OF CONDITIONS and all copies were mailed before the close of business on March 20, 2001 to the listed persons.

Clerk Stamp

FILING AND ACKNOWLEDGMENT

FILED, on this date,
pursuant to §120.52(9),
F.S., with the designated
Department Clerk, receipt
of which is hereby acknow-
ledged.

L. Baruch 3-20-01
(Clerk) (Date)



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Re: File No. 44-0105726-002-ES
Monroe County

RCD Dec 31 2001 12:47PM
DANNY L. KOLHAGE, CLERK

BINDING AGREEMENT

Key Largo Fisheries, Inc. and the State of Florida, Department of Environmental Protection ("Department") agree as follows:

1. Key Largo Fisheries, Inc. has submitted an application for, and the Department has issued, Environmental Resource permit number 44-0105726-001 and 002, authorizing the installation thirty five (35) mooring pilings and fourteen (14) fender pilings in a manmade boat basin:

Lots 1 through 5, Block 9, lot 1, block 10, & Part of Lake Largo, Key Largo Beach subdivision according to the Plat thereof as recorded in Plat Book 2, page 149, of the Public Records of Monroe County, Florida.

2. Such permit has been issued upon a finding by the Department that Key Largo Fisheries has provided reasonable assurances that the construction of the installation of thirty five (35) mooring pilings and fourteen (14) fender pilings will not cause applicable water quality standards to be violated and will not be contrary to the public interest.

3. Key Largo Fisheries, Inc and the Department agree that such reasonable assurances have been provided only if certain general and specific conditions are met. All conditions of Permit Number 44-0105726-001 and 002, are incorporated herein.

4. Key Largo Fisheries, Inc agrees and acknowledges its obligation in meeting the above-referenced water quality and public interest test, notwithstanding that the permit expires on March 7, 2006. They shall evidence that obligation by agreeing and adhering to the following conditions as specified in Specific Condition 11 of Permit No.44-0105726-002:

~~All timber CCA pressure treated pilings~~ associated with the permitted project shall be wrapped with plastic (i.e., PVC) sleeves in such a manner as to reduce the leaching of deleterious substances from the pilings. The sleeves shall be installed concurrently with the installation of the pilings, shall extend from at least 6" below the level of the substrate to at least 1' above the seasonal high water line and shall be maintained over the life of the facility.

RECEIVED

NOV 30 2001

D.E.P. Marathon

FILE #1 2 7 4 4 9 0
BK#1 7 4 9 PG#2 3 3 2

This Agreement is an Order under Chapter 120, Florida Statutes, enforceable by the Department utilizing the remedies provided by Chapters 403 and/or 373 and 120, Florida Statutes.

This Agreement shall constitute a covenant running with the land and is binding upon Key Largo Fisheries, Inc their successors and assigns who have a legal interest in the structure.

These covenants shall be recorded in the public records of Monroe County within thirty (30) days from the execution of this Agreement. A copy of the recorded Agreement shall be submitted to the Department within five (5) days of recording.

Key Largo Fisheries, Inc. hereby warrants that said property is not encumbered by any lien, mortgage, or other encumbrance which may impair the enforceability of these restrictions in the event that Key Largo Fisheries, Inc. becomes divested of title.

(This area intentionally left blank)

RECEIVED
NOV 30 2001
D.E.P. Marathon

This agreement is entered into in consideration of the issuance by the Department of Permit
No.44-0105726-002.

Dorothy S. Hill Secretary
Key Largo Fisheries, Inc

DATED 11-26-01

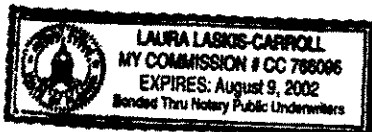
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MONROE

Execution of the foregoing was acknowledged before me this 26 day
of November 2001, by Dorothy Hill

They are personally known to me or
and known as identification and did/did not take an oath.

(Affix Notary Seal)



Laura Laskis-Carrroll
Notary Public
My commission expires: Aug 9, 2002

DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Richard W. Cantrell

Richard W. Cantrell
District Director
South Florida District

Dated December 20, 2001

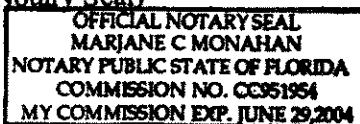
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Lee

Execution of the foregoing was acknowledged before me this 20th day
of Dec, 2001, by Richard W. Cantrell.

They are personally known to me or
and _____ as identification and did/did not take an oath.

(Affix Notary Seal)



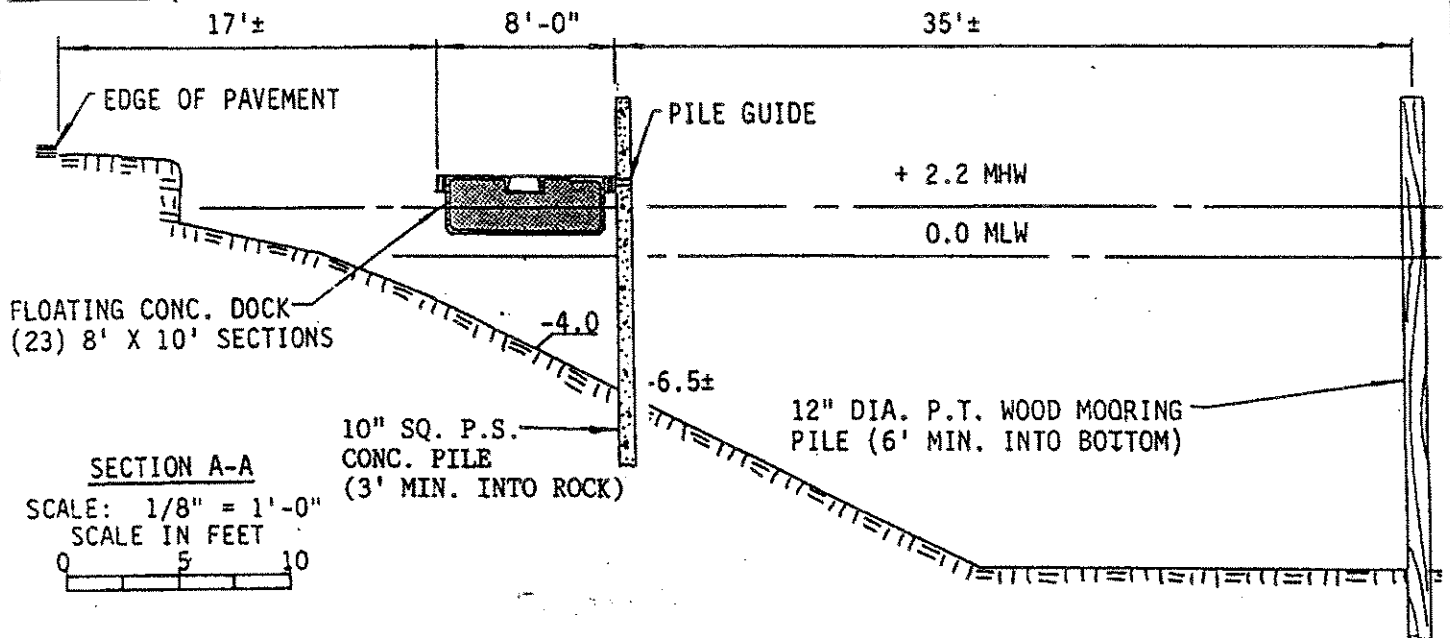
Marjane C. Monahan
Notary Public
My commission expires June 29, 2004

RECEIVED
NOV 30 2001
D.E.P Marathon

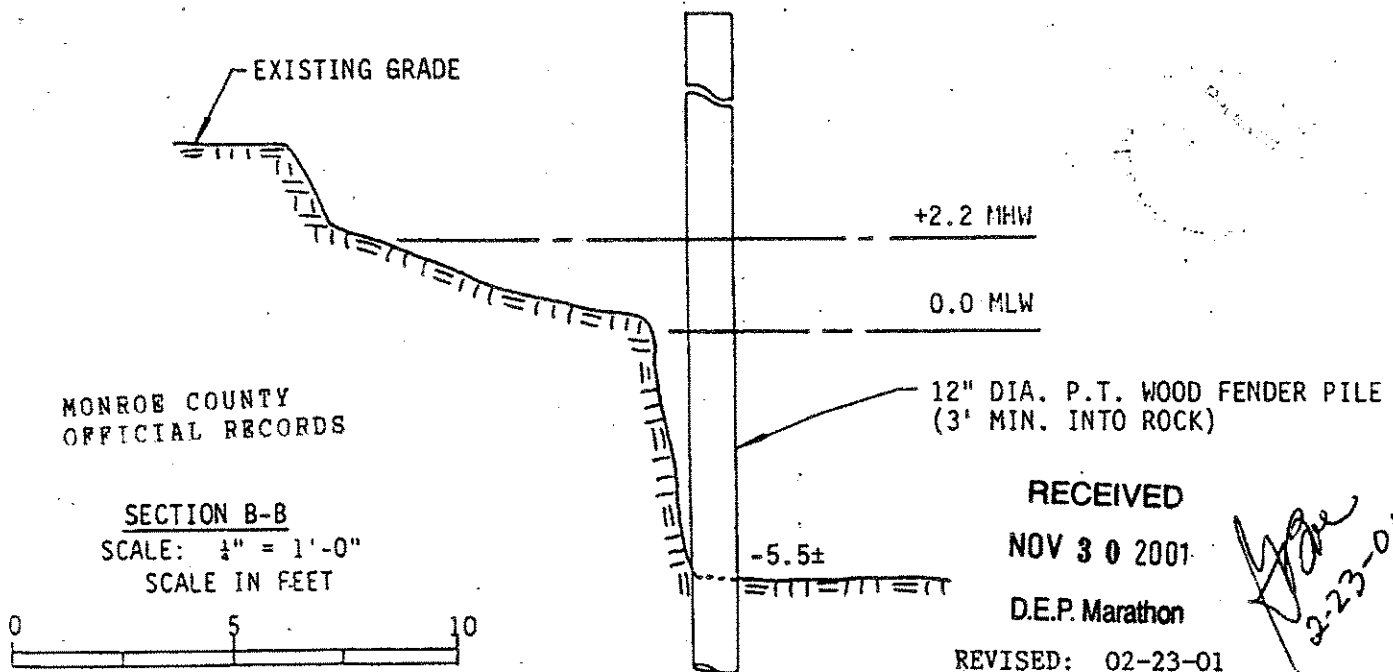


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REVISED
2-26-01



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RECEIVED

NOV 30 2001

D.E.P. Marathon

REVISED: 02-23-01

APPLICANT:
KEY LARGO FISHERIES INC.

PROJECT:
DOCKING FACILITY & FENDER PILE

SECTION A & B

SHEET 3 OF 3
SCALE AS SHOWN

AGENT:
GLEN BOE & ASSOCIATES, INC.
6807 OVERSEAS HIGHWAY
MARATHON, FL 33050
(305) 743-9121 FAX 743-9197

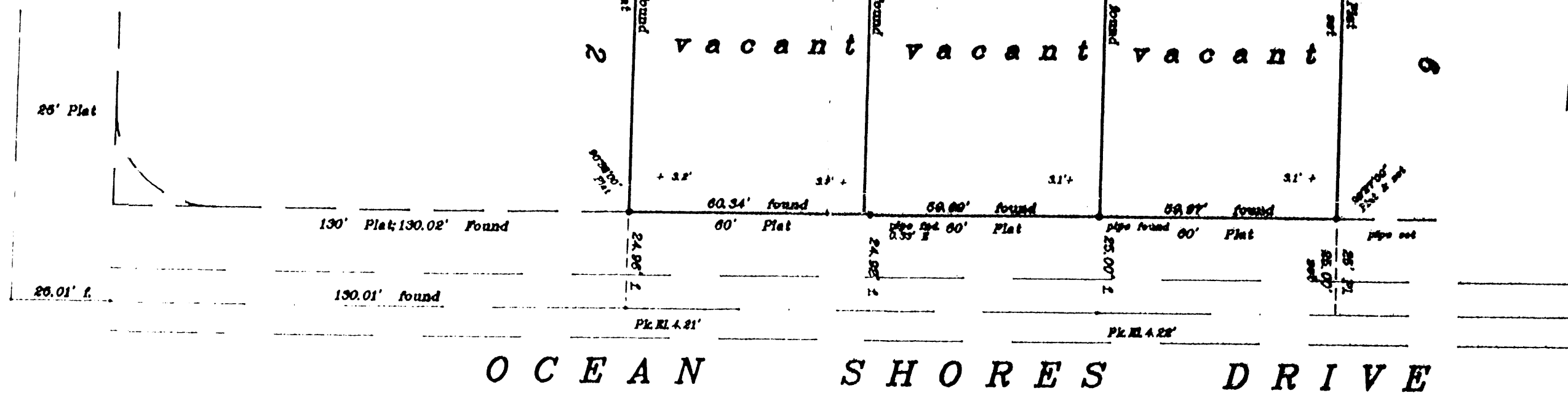
HAL THOMAS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 279
TAVERNIER, FLORIDA 33070
(305) 862-5529

OCEAN WAY (50')

LOCATION MAP - NO SCALE

LEGAL DESCRIPTION

Lots 3, 4 & 5, Block 1 of the "amended & extended Plat of KEY LARGO OCEAN SHORES", according to the Plat thereof as recorded in Plat Book 4 at Page 18 of the public records of Monroe County, Florida.



SKETCH OF SURVEY
on

SURVEY NOTES

- 1) The sketch hereon represents a Boundary Survey with elevations.
- 2) Elevations are shown thus: + 3.0' and refer to U.S.G.S. Mean Sea Level Datum, 1929 Adjustment Benchmark Reference: TBM.2; FB.42; 9-19-83; "V-275", EL.10.84'
- 3) No underground utilities or structures, if any exist, were located by this survey.
- 4) No enc. easements were noted unless shown hereon.
- 5) The North Arrow Bearings hereon are relative to the Plat /Legal Description.
- 6) This survey is located in Section 33, Township 61 South, Range 39 East, Monroe County, Florida.
- 7) The Plat as stated in the Legal Description hereon was recorded on the 6th day of August, 1987.

Island of: Key Largo Monroe County, Florida

Client: Jack & Dorothy Hill Survey descr: See note # 1

Drawn By: H.T. Fieldbook: 93 Scale: 1" = 30' Fl. Zone/El.: A16/13'

I hereby certify that the survey hereon was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief. This Survey exceeds the requirements of Ch.21HH-6 of the Florida Administrative Code, (Minimum Technical Standards for Florida Land Surveyors).

5-4-87
surveyed

6459
dwg.#

Hal Thomas, Florida R.L.S. No. 3925

KEY LARGO FISHERIES
KEY LARGO, FLORIDA

OCEAN BAY DRIVE

SEAGATE BLVD

LAKE LARGO

DRAINAGE CALCULATIONS:

Determine required storage

(Buildings & Main Parking lot - North Side of Ocean Way)

Proposed Main site Area = Existing site areas (no change in building / parking coverage)

Check 1" storm water runoff

TA Total area of site	71,259	sf	1.836	ac
B Building	7,776	sf	0.179	ac
PA Shelters & Conc Pads	20,896	sf	0.480	ac
GR Gravel Driveway / Storage areas	42,587	sf	0.978	ac
TI Total Impervious (B+PA)	28,672	sf	40%	
TP Total Pervious (GR)	42,587	sf	60%	
WQ Water Quality(WQ) % Imp. (Impervious less building & water area) =			32.9%	
WQ% IMP = (TI - B) / (TA - B)				
RS 1" of storm water runoff storage	5,938	cf		
RT 50% credit for dry retention	2,969	cf	0.0682	ac-ft

Check 3 Year one hour Storm

IN 2.5" x Water Quality % imp. = 2.5" x WQ%	0.82	"		
RS (IN/12) x (TA) = RS cubic feet (Required Storage)	4,887	cf	0.1122	ac-ft
RT 50% credit for dry retention	2,443	cf	0.0561	ac-ft

DETERMINANT:

Use 1 inch storm water runoff for design	2,969	cf		
SFWMD Required storage for Onsite Retention is:	2,969	cf		
Monroe County required storage is 1.5 x SFWMD :	4,454	cf	Required Storage	

(New Parking Lot - South Side of Ocean Way)

Proposed Parking Area = Existing site areas (no change in building / parking coverage)

Check 1" storm water runoff

TA Total area of site	21,600	sf	0.496	ac
B Building	0	sf	0.000	ac
PA Shelters & Conc Pads	0	sf	0.000	ac
GR Gravel Driveway / Storage areas	21,600	sf	0.496	ac
TI Total Impervious (B+PA)	0	sf	0%	
TP Total Pervious (GR)	21,600	sf	100%	
WQ Water Quality(WQ) % Imp. (Impervious less building & water area) =			0.0%	
WQ% IMP = (TI - B) / (TA - B)				
RS 1" of storm water runoff storage	1,800	cf		
RT 50% credit for dry retention	900	cf	0.0207	ac-ft

Check 3 Year one hour Storm

IN 2.5" x Water Quality % imp. = 2.5" x WQ%	0.00	"		
RS (IN/12) x (TA) = RS cubic feet (Required Storage)	0	cf	0.0000	ac-ft
RT 50% credit for dry retention	0	cf	0	ac-ft

DETERMINANT:

Use 1 inch storm water runoff for design	900	cf		
SFWMD Required storage for Onsite Retention is:	900	cf		
Monroe County required storage is 1.5 x SFWMD :	1,350	cf	Required Storage	

Total Project Site =	92,859	sf	2.13	ac
Total Project Impervious Area Site =	28,672	sf	0.66	ac
Total Project Required Storage =	5,804	cf	0.13	ac-ft
Total Project Storage Provided =	7,262	cf	0.17	ac-ft

STORMWATER RETENTION PROVIDED (SEE PLANS FOR LOCATION):
(Buildings & Main Parking lot - North Side of Ocean Way)

DRY RETENTION AREAS

AREA	HI ELEV	LO ELEV	HI AREA	LO AREA	VOLUME
1	3.40	2.50	3660	2503	2773.4
2	3.40	2.50	2149	1428	1609.7
N PK LOT	3.40	3.30	6084.0	0.0	304.2
TOTAL RETENTION VOLUME PROVIDED ON-SITE:					4687.2

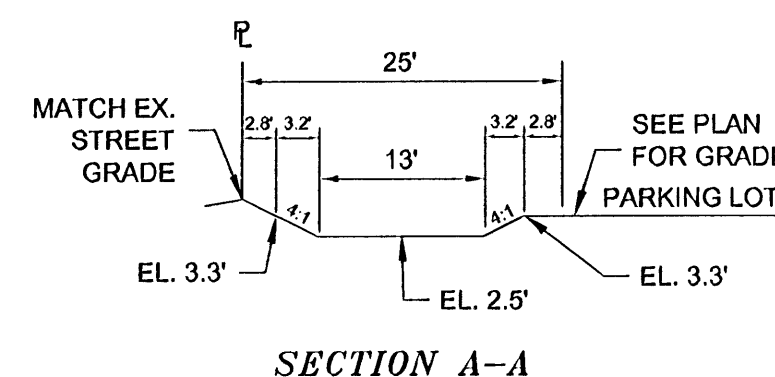
(New Parking Lot - South Side of Ocean Way)

DRY RETENTION AREAS

AREA	HI ELEV	LO ELEV	HI AREA	LO AREA	VOLUME
3	3.30	2.50	3825	2613	2575.2
TOTAL RETENTION VOLUME PROVIDED ON-SITE:					2575.2

PAVING, GRADING AND DRAINAGE LEGEND

	DRAINAGE PIPE AND INLET
	DRAINAGE PIPE AND MANHOLE
	TYPE F CURB & GUTTER GRATE
	SWALE GRATE
	VALLEY GUTTER GRATE
	STRUCTURE DIAMETER
	PERFORATED PIPE
	CATCH BASIN NUMBER
	MANHOLE NUMBER
	SIDEWALK RAMP & CURB TRANSITION
	TYPE F CURB TO FLARE END
	VALLEY GUTTER TRANSITION TO TYPE F CURB & GUTTER
	VALLEY GUTTER
	TYPE F CURB AND GUTTER PROFILE STATION
	FLOW DISTANCE AND SLOPE
	PROPOSED SPOT GRADE
	PROPOSED SPOT GRADE
	FLOW DIRECTION
	LOT NUMBER
	FINISH FLOOR ELEVATION



STORMWATER MANAGEMENT PLAN

SCALE: 1"=30.0'

NOTE:
SEE ARCHITECTURAL PLAN FOR SITE LAYOUT, DEMOLITION AND OTHER SITE DESIGN FEATURES
OTHER THAN THE STORM WATER AND GRADING FEATURES SHOWN ON THIS PLAN.

